



**Order under Section 94.7
Residential Tenancies Act, 2006**

File Number: LTB-C-022756-26

In the matter of: 10-205, 59 JACKMAN RD
BOWMANVILLE ON L1C4V5

Between: Bowmanville Valley Co-Operative Homes Co-op
Inc.

And

Jacqueline Fitzgerald Co-op Member

Bowmanville Valley Co-Operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Jacqueline Fitzgerald (the 'Co-op Member') because of substantial interference with reasonable enjoyment of premises. N5C.

A Case Management Hearing was held on April 30, 2026.

Ms. Shea, representative, attended for the Co-op. The Co-op Member also attended the hearing.

On consent it is ordered that:

1. The Co-op Member's occupancy continues if the Co-op Member meets the conditions set out below:
 - (a) Effective April 30, 2026, and for a period of 18 consecutive months thereafter, the Member and/or her guests shall refrain from any activities which were raised in the N5C notices, specifically;
 - (i) Making excessive noise such as, screaming, stomping, slamming doors, etc..;
 - (ii) threatening other Members or Co-op staff;
 - (iii) Urination off of balconies or in any other public or common areas.

2. If the Co-op Member fails to comply with the conditions set out in paragraph 1] of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.

May 1, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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