



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-039187-26

In the matter of: 36, 900 FERGUSON RD
PORCUPINE ON P0N1C0

Between: TISDALE WHITNEY HOUSING CO-OPERATIVE Co-op

And

NADINE VILLENEUVE Co-op Member

TISDALE WHITNEY HOUSING CO-OPERATIVE (the 'Co-op') applied for an order to end the occupancy of the member unit and evict NADINE VILLENEUVE (the 'Co-op Member') because the Co-op Member failed to meet a condition specified in the order issued by the LTB on April 20, 2026, with respect to application LTB-C-017672-26.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Co-op can apply to the LTB under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Co-op Member to terminate the occupancy and evict the Co-op Member if the Co-op Member does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

The breach

2. I find that the Co-op Member did not meet the following conditions specified in the order: on April 14, 2026 the Co-op Member recreated a snow bank for the purpose of looking into her neighbour's backyard, the Co-op Member has dumped a large flower pot and other items on her neighbour's backyard, and the Co-op Member has created a rock barrier that extends into a common area. The Co-op Member's conduct has substantially interfered with the reasonable enjoyment of other Co-op Members.

Section 94.12 considerations

3. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find

that it would be unfair to grant relief from eviction pursuant to subsection 94.12(1) of the Act.

It is ordered that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before May 17, 2026.
2. If the unit is not vacated on or before May 17, 2026, then starting May 18, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Co-op on or after May 18, 2026.

May 6, 2026
Date Issued

Egya Sangmuah
Vice Chair, 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.

The Co-op Member has until May 16, 2026, to file a motion with the LTB to set aside the order under s. 94.11(3) of the Act. If the Co-op Member files the motion by May 16, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 18, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the member unit is located.

