



**Order under Section 94.7 / 94.15
Residential Tenancies Act, 2006**

File Number: LTB-C-006603-26

In the matter of: 44, 151 MONT ADAM ST
SUDBURY ON P3B4J9

Between: RAIFFEISEN CO-OPERATIVE HOMES Co-op
INC.

And

JOSEPH FRIZELL Co-op Member

RAIFFEISEN CO-OPERATIVE HOMES INC. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict JOSEPH FRIZELL (the 'Co-op Member') because the conduct of the member, another occupant of the member unit or a person permitted in the residential complex by the member, was such that it substantially interfered with the reasonable enjoyment of the residential complex for all usual purposes by the co-operative or another member of the co-operative or occupant of the residential complex or substantially interfered with another lawful right, privilege or interest of the co-operative or another such member or occupant.

The Co-op also applied for an order requiring the Co-op Member to pay the Co-op's reasonable out-of-pocket costs the Co-op has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex.

The parties attended a Case Management Hearing ('CMH') on March 11, 2026, by video conference. The Co-op's representative, Marie Galevski and the Co-op's property manager participated in the CMH on behalf of the Co-op. The Co-op member also participated in the CMH and was assisted by the Sudbury Community Legal Clinic.

The parties requested a consent order, and I am satisfied the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the Co-op member's occupancy.

2. The Co-op incurred costs of \$186.00 for filing the application and has agreed to waive the costs and all costs for damages.
3. The Co-op member is owed \$75.00 for refundable deposits. The total refundable deposit is set off against the amount the Co-op member owes.

It is ordered on consent of the parties that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1 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 August 1, 2026.

June 2, 2026
Date Issued

Shadiyah Stoute
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Co-op Member expires on February 1, 2027 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.