



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: City Park Co-operative Apartments Inc. v Nelson, 2026 ONLTB 44302

Date: 2026-06-10

File Number: LTB-C-055915-24-RV3

In the matter of: 401, 484 CHURCH STREET
TORONTO ONTARIO M4Y 2C7

Between: City Park Co-operative Apartments Inc. Co-op

And

Joshua Nelson Co-op Member

Review Order

City Park Co-operative Apartments Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Joshua Nelson (the 'Co-op Member') because:

- the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Co-op or another member of the Co-op or occupant of the residential complex.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

This application was resolved by order LTB-C-055915-24 issued April 30, 2025.

On June 3, 2025, the Co-op Member requested a review of the order and the order be stayed until the request to review the order is resolved.

On June 3, 2025, interim order LTB-C-055915-24-IN was issued, staying the order issued on April 30, 2025.

On July 16, 2025, interim order LTB-C-055915-24-RV-IN2 granted the Co-op Member's request to review.

This application was resolved by order LTB-C-055915-24-RV issued on January 28, 2026.

On February 25, 2026, the Co-op Member requested a review of the order and that the order be stayed until the request to review the order be resolved.

On February 25, 2026, interim order LTB-C-055915-24-RV-IN was issued, staying the order issued on January 28, 2026.

This application was resolved by order LTB-C-055915-24-RV2 issued on April 17, 2026.

On April 22, 2026, the Co-op Member requested a review of the order and that the order be stayed until the request to review the order be resolved.

On April 22, 2026, interim order LTB-C-055915-24-RV3-IN was issued, staying the order issued on April 17, 2026.

The review was heard by video conference on June 2, 2026.

The Co-op's Representative, Hunter Stone, the Co-op's Agent, Karanvir Bajwa, and the Co-op Member attended the hearing.

At the hearing the parties requested to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission and specifically the Co-op Member understood that the occupancy would terminate.

On consent, it is ordered that:

1. The review is granted on consent of the parties.
2. The original order LTB-C-055915-24, issued April 30, 2025, is cancelled and replaced with paragraphs 3 to 6 of this order.
3. The Co-op Member's occupancy is terminated, effective June 30, 2026. The Co-op Member must move out of the member unit on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Co-op may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. On or before June 30, 2026, the Co-op Member shall pay the Co-op \$186.00 for the cost of filing the application.

6. If the Co-op Member does not pay the Co-op the full amount owing on or before June 30, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Colette Myers
Member, 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 January 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.