



**Amended Order
Order under Section 94.7
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-C-009638-26-AM

In the matter of: 1014, 484 CHURCH ST
TORONTO ON M4Y2C7

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

And

Donald Tennyson Co-op Member

City Park Co-operative Apartments Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Donald Tennyson (the 'Co-op Member') because the Co-op Member's behaviour has substantially interfered with the Co-op's and another member's reasonable enjoyment and the Co-op's lawful right, privilege or interest. The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

A Case Management Hearing was held on March 17, 2026. The parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on May 26, 2026.

The Co-op's agent, Karanvir Bajwa, the Co-op's witnesses, Bob Fisher and Septina Smith, the Co-op's representative, Safia Lakhani, the Co-op Member and the Co-op Member's representative, Kevin Laforest, attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

This amended order is issued to correct clerical errors in the original order issued on May 28, 2026.

It is ordered that:

1. The Co-Op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. For a period of eighteen months, from May 28, 2026 to November 27, 2027, the Co-op Member shall:
 - a) refrain from harassing any member, guest, staff or contractor, including, but not limited to, the use of obscenities, threats or offensive language;
 - b) refrain from playing loud music or creating excessive noise such that it will substantially interfere with the reasonable enjoyment of other members, guests, staff or contractors;
 - c) abide by the Co-op's by-laws, policies and procedures.
3. In the event of a conflict between the Co-op Member and other members or employees, mediation will be offered, subject to the consent of the other member or employee.
4. If the Co-op Member fails to comply with the conditions set out in paragraph 2 **subsections (a) and (b)** 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 28, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenant Board

June 11, 2026
Date Issued

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.