



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-039827-26

In the matter of: 10, 728 QUEEN ST E
ST MARYS ON N4X1G2

Between: Maxwell Bickford Tenant
Judy Bickford

And

STONETOWN COOPERATIVE HOMES Landlord

Maxwell Bickford and Judy Bickford (the 'Tenant') applied for an order determining that STONETOWN COOPERATIVE HOMES (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

Stonetown Co-operative Homes requested the dismissal of the application.

Determinations:

1. Pursuant to subsection 197(1) of the *Residential Tenancies Act, 2006* (the 'Act'), the Board may dismiss an application without holding a hearing or refuse to allow an application to be filed if in the opinion of the Board, the matter is frivolous or vexatious, has not been initiated in good faith, or discloses no reasonable cause of action.
2. Under Part V.1 of the Act, the Board's jurisdiction is limited to applications brought by Co-ops for eviction and compensation. The Board does not have jurisdiction over claims by Co-op Members.
3. The alleged Landlord is a non-profit housing co-operative. The Co-op submitted the Articles of Incorporation of the Co-op and the occupancy agreement between the Co-op and Maxwell Bickford and Judy Bickford dated September 3, 2019. The agreement confirms that Maxwell Bickford and Judy Bickford are Members of the Co-op.
4. In light of the above, the application discloses no reasonable cause of action. Therefore, the application is dismissed.

It is ordered that:

1. The application is dismissed.

June 10, 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.