



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-005168-26

In the matter of: 25 Barnaby Dr 104
St Catharines ON L2S3N9

Between: Aaron Phillip Neil Stephenson Tenant

And

Niagara Peninsula Homes (Arbour Village Co-operative Homes Inc.) Landlord

Aaron Phillip Neil Stephenson (the 'Tenant') applied for an order determining that Niagara Peninsula 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.

Arbour Village Co-operative Homes Inc. 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 or long-term guests.
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 William Stephenson, Member of the Co-op and the father of Aaron Phillip Neil Stephenson. The agreement confirms that Aaron Phillip Neil Stephenson is not a Co-op Member. He is a long-term guest of his father.
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.