



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-048370-26

In the matter of: Unit 208, 2345 LAKE SHORE BLVD W
ETOBICOKE ON M8V1B7

Between: Kilcooley Gardens Co-operative Inc. Co-op

And

Vanessa Jones Co-op Member

Kilcooley Gardens Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Vanessa Jones (the 'Co-op Member') because the Co-op Member failed to meet a condition specified in the order issued by the LTB on January 8, 2026, with respect to application LTB-C-074908-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Co-op can apply to the LTB under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Co-op Member to terminate the occupancy and evict the Co-op Member if the Co-op Member does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

The breach

2. I find that the Co-op Member did not meet the following condition specified in the order: on May 10, 2026, the Co-op Member played loud music and argued loudly throughout the day, from approximately 10:00 a.m. until 9:00 p.m. The Co-op Member's conduct substantially interfered with the reasonable enjoyment of other Co-op Members.

Section 94.12 considerations

3. I have considered all of the disclosed circumstances in accordance with subsection 94.12(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 94.12(1) of the Act.

It is ordered that:

1. The Co-op Member's occupancy is terminated. The Co-op Member must move out of the member unit on or before June 21, 2026.
2. If the unit is not vacated on or before June 21, 2026, then starting June 22, 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 June 22, 2026.
4. The Co-op or the Co-op Member shall pay to the other any sum of money that is owed as a result of this order

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.

The Co-op Member has until June 20, 2026, to file a motion with the LTB to set aside the order under s. 94.11(3) of the Act. If the Co-op Member files the motion by June 20, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 22, 2026, 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.