



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

File Number: LTB-C-032629-26

In the matter of: 3, 90 CHAPMAN CRT
LONDON ON N6G4X5

Between: Bridge End Housing Co-operative Inc. Co-op

And

Azina Banging Co-op Member

Bridge End Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Azina Banging (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe because the Co-op Member failed to meet a condition specified in the with respect to application LTB-C-091386-25.

This application was heard by videoconference on May 6, 2026.

The Co-op's Legal Representative Thomas Schoenleber, the Co-op's Agent Shaina Brady, and the Co-op's Witness Courtney Caron attended the hearing. The Co-op Member Azina Banging also attended the hearing and was supported by Jessica Parent, Koziba Kutjwe, Diana Senese, Josephine Jangu, and Ben Lati.

Determinations:

1. The Co-op alleged that the Co-op Member breached a condition in order LTB-C-091386-25. In particular, paragraphs 1(a) and 1(b), which state:
 1. For the duration of the occupancy, the Co-op Member, her guests, or any occupants she permits in the member unit, shall not substantially interfere with the reasonable enjoyment, lawful right, privilege, or interest of the Co-op or another member or occupant in the residential complex. This includes but is not limited to:
 - a) Engaging in any of the behaviours as listed in the N5C issued on October 17, 2025, and October 29, 2025.
 - b) The Co-op Member being responsible for police attendance based on the Co-op Member's decisions to provide entry or access to individuals who

cause disturbances. This does not include incidents where the Co-op Member contacts the police to prevent certain individuals to access the complex or her unit.

2. In essence, the conditional order requires the Co-op Member not to allow individuals who cause disturbances into the member unit. The Co-op Member is responsible for police attendances if she does allow such individuals into the unit but is not at fault if she calls the police to keep the individuals out.
3. The Co-op's Agent testified that she received several complaints from other co-op members on the morning of April 6, 2026, about the police attending the member unit the night before. The Co-op's Agent stated that she spoke with the Co-op Member about the incident, who apologized, saying that there had been a party and an altercation, and that the police were called.
4. The Co-op's Witness Courtney Caron ('CC') testified that she lives at the co-op, across the parking lot from the Co-op Member's unit. On the evening of April 5, 2026, CC was home and trying to sleep when she heard screaming and arguing outside. CC went to the window and saw around six police cars and the Co-op Member being escorted into one of them. CC stated that she does not know the Co-op Member personally but recognized her as the person living in Unit 3. This incident interfered with CC's sleep and made her feel annoyed, frustrated, and unsafe living at the co-op.
5. The Co-op Member testified that she went out for drinks with friends on April 5, 2026. Her friends dropped her off at the member unit and left. The Co-op Member was home for about 20 minutes when 4-5 teenagers came and started banging on the door. The Co-op Member did not know them or let them into the member unit and called the police. According to the Co-op Member, only three police officers attended that day. The Co-op Member denied being brought into a police car or being arrested, stating that the police offered to take her to a women's shelter.
6. The Co-op led insufficient evidence to prove a breach of the conditional order. The Co-op's Agent was not present at the incident and could not confirm whether the Co-op Member permitted individuals who cause disturbances into the member unit. CC did not confirm this either, only having seen the end of the incident. The Co-op Member's testimony was inconsistent at times; however, she is the only person with direct knowledge of who was in the member unit on April 5, 2026, and why the police were called. Accordingly, I accept her testimony that she did not allow anyone into the member unit and called the police for her own protection on April 5, 2026.
7. Therefore, the Co-op Member did not breach a condition specified in order LTB-C-091386-25 issued on January 28, 2026. The Co-op's application is dismissed.

It is ordered that:

1. The Co-op's application is dismissed.

June 26, 2026

Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Kate Sinipostolova

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234