



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-050054-26

In the matter of: 105, 20 Harmony Rd N unit 105
Oshawa ON L1G7X7

Between: Shanell Foster Tenant

And

Harmony-King Co-operative Homes Landlord
Incorporated

Shanell Foster (the 'Tenant') applied for an order determining that Harmony-King Co-operative Homes Incorporated (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

Harmony-King Co-operative Homes Incorporated requests that the application be dismissed

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 Shanell Foster, dated March 1, 2024. The agreement confirms that Shanell Foster is a Member 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 29, 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.