

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: August 6, 2025

CASE: 2025-00067N

Citation: Peel Condominium Corporation No. 381 v. Grant, Grant, 2025 ONCAT 129

Order under section 1.47 of the *Condominium Act, 1998*.

Member: Kathryn Kertesz, Member

The Applicant,

Peel Condominium Corporation No. 381

Represented by Angie Tracey, Counsel

The Respondents,

Tabitha Grant,

Self-Represented

Madelyn Grant,

Represented by Tabitha Grant, Agent

The Intervenor,

Joseph Grant,

Self-Represented

CONSENT ORDER

- [1] In the Condominium Authority Tribunal's (CAT) online dispute resolution system, the Parties agreed to settle this case in Stage 2 – Mediation.
- [2] Under Rule 34.3 of the CAT's Rules of Practice, the CAT can close a case in Stage 2 – Mediation if the Parties agree to the CAT making a Consent Order that resolves the dispute.
- [3] With the consent of the Parties, the CAT orders that this case has been resolved, based upon the terms and conditions set out in this consent order.

ORDER

- [4] Parties agree that Joseph Grant has created unreasonable noise in violation of s 117 (2) of the *Condominium Act, 1998* (the "Act") and section 8 of the Corporation's Rules respecting noise.

- [5] Parties agree that Tabitha Grant and Madelyn Grant (Unit Owners) are responsible for the noise and vibration nuisance created by Joseph Grant (Tenant).
- [6] Pursuant to s. 119 (1) and (2) of the Act, the Parties agree that the owners and occupiers of the unit shall comply with the Act, Declaration, By-laws, and Rules, and the owners shall take all reasonable steps to ensure such compliance by the occupier.
- [7] Parties agree that the owners and occupiers of the unit shall not create or permit the creation or continuation of any noise, vibrations, or nuisance which, in the opinion of the manager or the board of directors, acting reasonably, may or does disturb the comfort or the quiet enjoyment of the property by others. Parties agree that any noise and/or vibration complaints received must be substantiated, and the noise and/or vibrations complained of must be found to be a nuisance to be considered a violation of the Act and governing documents.
- [8] The owners, Tabitha Grant and Madelyn Grant, agree to reimburse the Corporation for a portion of its legal costs in the amount of \$8,552.60, within 30 days of this herein executed Consent Order. This amount resolves all costs up to the date of this Consent Order. This amount does not include additional costs that may be incurred in the enforcement of this Order.

COMPLIANCE

- [9] If any of the Parties fails to comply with any of the terms of this order, it may be enforced through the Ontario Superior Court of Justice.

Kathryn Kertesz
Member, Condominium Authority Tribunal

Released on: August 6, 2025