

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: February 5, 2026

CASE: 2025-00660N

Citation: Judas v. Toronto Standard Condominium Corporation No. 2510, 2026 ONCAT 14

Order under section 1.44 of the *Condominium Act, 1998*.

Member: Ian Darling, Chair

The Applicant,

Jordi Judas

Self-represented

The Respondent,

Toronto Standard Condominium Corporation No. 2510

Written Submissions: December 9, 2025 to January 16, 2026

DISMISSAL ORDER

[1] This application is dismissed under [Rule 19.1 of the CAT's Rules of Practice](#) for the following reasons:

1. The Applicant filed a nuisance application with the Condominium Authority Tribunal (CAT) against Toronto Standard Condominium Corporation No. 2510 (TSCC 2510) ("the Respondent"). The Applicant is a unit owner in TSCC 2510.
2. The Applicant alleges that they experience a high-pitched whistling noise and vibration within their unit coming from the building's riser system, which is a nuisance.
3. The CAT returned the application, explaining that the Tribunal has jurisdiction to deal with nuisance disputes that fall under section 117 (2) (b) of the [Condominium Act, 1998](#) (the "Condo Act"), which prohibits anyone from carrying on an activity (or permitting an activity to be carried on) in a unit, the common elements, or the assets of the corporation if that activity results in the creation or continuation of an unreasonable noise and vibration. The

Applicant was given the opportunity to identify a person and the activity causing the nuisance before resubmitting the application.

4. The Applicant resubmitted their application and identified the property manager as causing the nuisance, as the manager is permitting the issues to continue without attempting to resolve them. It appears from the Applicant's description, that the manager is not the person causing the noise or vibration that is a nuisance, annoyance, or disruption as required by section 117(2), which states the following.

(2) No person shall carry on an activity or permit an activity to be carried on in a unit, the common elements or the assets, if any, of the corporation if the activity results in the creation of or continuation of,

any unreasonable noise that is a nuisance, annoyance or disruption to an individual in a unit, the common elements or the assets, if any, of the corporation. ...

- [2] The Tribunal issued a Notice of Intent to Dismiss the case. The Applicant responded to the Notice. The Applicant stated that the issue concerns an ongoing whistling noise and vibration originating from a defective common element adjacent to the unit. The superintendent identified the source as a defective riser valve in August 2025, and this information was communicated to the property manager, Mr. Dan Cripaul. Despite this knowledge, no repair was arranged, and the system continued to operate in a defective state.
- [3] The Applicant's submission confirmed that the noise is the result of a repair or maintenance issue, rather than an activity. The Tribunal has no legal authority to decide the issue.

ORDER

- [4] The Tribunal orders the case dismissed.

Ian Darling
Chair, Condominium Authority Tribunal

Released on: February 5, 2026