



**Order under Section 57 / 89
Residential Tenancies Act, 2006**

File Number: LTB-T-039317-25
LTB-L-056619-25

In the matter of: TH3, 10 BRIN DR
ETOBICOKE ON M8X 0B3

Between: Sara Crouthers
Mathew Crouthers Tenants

and

Arjola Prenga
Petrit Prenga Landlords

T5 Application – LTB-T-039317-25

Sara Crouthers and Mathew Crouthers (the 'Tenants') applied for an order determining that Arjola Prenga and Petrit Prenga (the 'Landlords') gave a notice of termination in bad faith.

L10 Application - LTB-L-056619-25

Petrit PRENGA and Arjola PRENGA (the 'Landlords') applied for an order requiring Mathew Crouthers and Sara Crouthers (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

The T5 application LTB-T-039317-25 was scheduled for videoconference hearing on January 14, 2026.

Landlord Arjola Prenga, the Landlords' Representative Erli Bregu, and the Tenants engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Landlords' L10 application LTB-L-000185-26 was brought forward and is included in this agreement.

The Tenants received legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The T5 application LTB-T-039317-25 is amended to correct one of the Landlords' names to Arjola Prenga.
- 2) The Tenants moved out of the rental unit on July 14, 2024.
- 3) Both parties are withdrawing their LTB applications and neither will take any further legal action with respect to this tenancy.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants terminated July 14, 2024.
2. On the day of the hearing, the Tenants sought to withdraw the T5 application and in accordance with section 200(4) of the Act, I consent to the withdrawal.
3. The Landlords withdraw their L10 application.
4. The LTB's files for both applications LTB-T-039317-25 and LTB-L-056619-25 are closed as both have been withdrawn.
5. This order is in full and final settlement of all issues related to this tenancy.

January 22, 2026
Date Issued

Denise Hannivan
Hearings Officer, 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.