



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-025056-23

In the matter of: 67 CAMBRIDGE CRES
BRADFORD ON L3Z1E2

Between: Behdad Norouzi
Mitra Tahavori

Landlords

And

Craig Geoffrey Ward
Ashley Judy Corie Sue Turner

Former Tenants

Behdad Norouzi and Mitra Tahavori (the 'Landlords') applied for an order requiring Craig Geoffrey Ward and Ashley Judy corie sue Turner (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

Behdad Norouzi and Mitra Tahavori (the 'Landlords') applied for an order requiring Craig Geoffrey Ward and Ashley Judy Corie Sue Turner (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.

This application was heard by videoconference on February 11, 2026.

The Landlord Behdad Norouzi and the Former Tenant Ashley Judy Corie Sue Turner attended the hearing.

As of 1:17 p.m., the Former Tenant Craig Geoffrey Ward was not present or represented at the hearing.

Determinations:

1. As explained below, the Landlords' application is stayed.
2. The Tenant Ashley Judy Corie Sue Turner filed an Assignment in Bankruptcy on June 13, 2025. On the bankruptcy of any debtor, no creditor has any remedy against the debtor or the debtor's property, or shall commence or continue any action, execution or other proceedings, for the recovery of a claim provable in bankruptcy. This is pursuant to section 69.3(1) of the *Bankruptcy and Insolvency Act* (the 'BIA').

3. A claim provable in bankruptcy is defined as “all debts and liabilities, present or future, to which the bankrupt is subject on the day on which the bankrupt becomes bankrupt” (s. 121(1) of the BIA). Pursuant to the BIA, all claims provable in bankruptcy are stayed automatically upon the bankruptcy filing. As such, the Landlords’ application against Judy Corie Sue Turner is stayed.
4. The Landlords’ application against the Former Tenant Craig Geoffrey Ward is not subject to the automatic stay brought on by the bankruptcy of Ms. Turner.
5. I am not satisfied that the Landlords served the Former Tenant Craig Geoffrey Ward with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
6. The Landlord explained he has been unable to serve the Former Tenant Craig Geoffrey Ward with a copy of the application and the Notice of Hearing. The Landlord submitted that he had filed a request with the Board to use an alternate method of service for Mr. Ward but that the Board had not actioned the request.
7. The Board’s records do show the Landlord did submit the request and that the Board misunderstood the nature of the request. The Landlord followed up with the Board multiple times. However, the request for alternative service essentially explains the Landlord has been unable to serve Mr. Ward. The request does not mention any alternative service method the Landlord is seeking to use to effect service. I explained to the Landlord the request does not ask for anything the Board can grant.
8. At the hearing, I was prepared to consider a fresh request for alternative service from the Landlord however he advised the Board he has no idea where Mr. Ward is and agreed he had not reasonable prospect of serving him the required documents regardless of method. Based on the Landlord’s submissions, there was no alternative method of service I could grant and there was no reasonable basis to adjourn the file again. Not satisfied Mr. Geoffrey was served with the Notice of Hearing and a copy of the application, the hearing could not proceed against the Former Tenant Craig Geoffrey Ward.

It is ordered that:

1. The Landlords’ application is stayed pursuant to the BIA.

February 18, 2026
Date Issued

John Cashmore
Member, 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.