



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-023015-25

In the matter of: 21 Beverley St
Kingston ON K7L3Y5

Between: Andrew Carr
Braden Smith
Josh Searle
Marco Consoli
Adam Morris
Ryan Neumeier
Tenants

And

Douglas Raymond
Landlord

Andrew Carr, Braden Smith, Josh Searle, Marco Consoli, Adam Morris and Ryan Neumeier (the 'Tenants') applied for an order determining that Douglas Raymond (the 'Landlord') entered the rental unit illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on February 23, 2026. The Tenants, the Landlord and the Landlord's Legal Representative, Harman Brar, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$100.00, on or before March 2, 2026, in full and final satisfaction of the Tenants' application.
2. The Landlord shall pay the amount owing under paragraph 1 of this order by way of e-transfer to the Tenant, Josh Searle ('JS'), using email address: searlejosh888@gmail.com. JS agrees to accept the funds on behalf of the Tenants and, upon receipt of the funds, JS shall disburse the funds to the Tenants in a manner and amount as agreed to amongst the Tenants.
3. If the Landlord does not pay the Tenants the full amount owing on or before March 2, 2026, the Landlord will start to owe interest. This will be simple interest, commencing March 3, 2026, at the rate of 4.00% annually on the balance outstanding.

4. This resolves any and all issues set out in the Tenants' application.

February 25, 2026
Date Issued

Rachel Gibbons
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.