



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-085375-25

In the matter of: 45 CEDAR ST
AJAX ON L1S1T9

Between: Firmland (Cedar) Inc. Landlord

And

Cynthia Wimmer Tenants
Chris Crichton

Firmland (Cedar) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Cynthia Wimmer and Chris Crichton (the 'Tenants') because the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 2, 2026.

The Landlord's Legal Representative Kristin Ley and the Tenants' Legal Representative Erinn Deremo attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

Agreed facts on consent:

1. The Tenants have paid the Landlord's application filing fee.
2. This order resolves all issues between the parties in this tenancy to the date of this order.

It is ordered on consent that:

1. The tenancy shall continue provided the Tenants comply with the conditions set out in this order.
2. The Tenants shall not cultivate cannabis in any quantity in the rental unit or anywhere in the residential complex for the duration of the tenancy.

3. The Tenants shall not dry cannabis inside the rental unit or anywhere in the residential complex for the duration of the tenancy.
4. Section 78 of the Residential Tenancies Act, 2006 (the “Act”) applies to this Order. If the Tenants fail to comply with any of the requirements in paragraphs 2 and 3 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

March 11, 2026

Date Issued

Kyle Anderson

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.