



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-085651-25

In the matter of: 302, 435 VILLENEUVE PVT
GLOUCESTER ON K1J0C1

Between: Andrea Stoley Tenant

And

Richcraft Rental Limited Partnership Landlord

Andrea Stoley (the 'Tenant') applied for an order determining that Richcraft Rental Limited Partnership (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on March 19, 2026. The Landlord's legal representative Kat Guilbeault and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$4,800.00 on or before March 23, 2026.
2. The Landlord shall pay the Tenant the amount owing in paragraph 1 by applying a credit to the Tenant's rent ledger.
3. If the Landlord does not pay the Tenant the full amount owing by March 23, 2026, the Landlord will owe interest. This will be simple interest calculated from March 24, 2026, at 4.00% annually on the balance outstanding.
4. This order resolves all issues between the parties up to the date of the hearing.

March 23, 2026
Date Issued

Kyle McGraw
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.