



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

File Number: LTB-L-108674-25

In the matter of: 40 Rosanne Circle
Wassga Beach ON L9Z1J7

Between: Haim Liberman Landlord
Irina Liberman

And

James Daniel Stratton-Crawley Tenant
Ishtar Carr

Haim Liberman and Irina Liberman (the 'Landlord') applied for an order to terminate the tenancy and evict James Daniel Stratton-Crawley and Ishtar Carr (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises; the Tenant 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.

Haim Liberman and Irina Liberman (the 'Landlord') {also} applied for an order requiring James Daniel Stratton-Crawley and Ishtar Carr (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 16, 2026.

The Landlords representative Ms. Vasilieva and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 20, 2026. The tenants must provide vacant possession of the rental unit, on or before April 20, 2026.
2. If the unit is not vacated on or before April 20, 2026, then starting April 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 21, 2026.

4. The Landlord will provide to the Tenants a positive reference letter, on or before, April 20, 2026.
5. The Landlord claimed \$5,799.00 In damages in the application, the Landlord waives \$1,299.00. The Tenant owe \$4,500.00 in damages.
6. The Tenants will pay \$4,500.00 representing damages on or before April 30, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 20, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.