



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-066452-25

In the matter of: 901, 131 BLOOR ST W
TORONTO ON M5S1S3

Between: Lisa Kramer
Mark Kamstra Tenants

And

Morguard Residential Landlord

Lisa Kramer and Mark Kamstra (the 'Tenants') applied for an order determining that Morguard Residential (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

An Adjudicative Case Conference ("ACC") was held by videoconference on May 5, 2026.

The Tenants, Lisa Kramer and Mark Kamstra, the Landlord's Agent, Monica Lese, and the Landlord's Legal Representative, Natalia Abiniakine, attended the ACC.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The Landlord shall pay the Tenants \$2,500.00, via a cheque or certified funds, by May 30, 2026.
2. This Order resolves all issues within the application between the parties up to the date of the ACC.

May 11, 2026
Date Issued

Vicky Liu
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.