



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-088051-25

In the matter of: 11 TARA CRES
THOROLD ON L2V4M1

Between: Kenneth Craft Landlords
Micheline Craft

And

Crystal May Tenants
Aaron Carr-Mackay

Kenneth Craft and Micheline Craft (the 'Landlords') applied for an order to terminate the tenancy and evict Crystal May and Aaron Carr-Mackay (the 'Tenants') 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 willfully or negligently caused damage to the premises.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

Kenneth Craft and Micheline Craft (the 'Landlords') also applied for an order requiring Crystal May and Aaron Carr-Mackay (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlords have 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 29, 2026.

The Landlords, the Landlord's Representative, Dyland Nadeau, the Tenants, and the Tenant's Representative, Claire Hardy attended the hearing.

The parties requested that I include an agreed statement of fact in this order. The parties understand that any agreed statement of fact is not legally binding on the parties and as such, there is no s. 78 clause attached.

Agreed statements:

1. For a period of one year from the date of this order, the Landlord can inspect the rental unit once per month and will provide the Tenants with photographs of any deficiencies that require correction.
2. The Landlord will provide the Tenants with two weeks to make any corrections
3. If the Tenants fail to do so, the Landlord will contact the Tenant's Representative prior to filing an application with the LTB.
4. All matters alleged in the N5 served on September 5, 2025, are resolved.

It is ordered that:

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 25, 2026
Date Issued

Chris Hall
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.