



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

File Number: LTB-T-085205-25

In the matter of: 3- 613, 1700 SIMCOE ST N
OSHAWA ON L1G4X9

Between: Brianna Stafford Tenant

And

Canadian Student Living Landlord

Brianna Stafford and Kristan Grasley (the 'Tenant') applied for an order determining that Canadian Student Living (the 'Landlord') entered the rental unit illegally.

This application was heard by videoconference on May 14, 2026.

The Landlord's legal representative Sara Murtadha 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.

The Parties Agree:

1. This order is made for the purpose of resolving disputed claims and is not an admission of liability or responsibility.
2. The application is amended to remove the Tenant Kristan Grasley as a party, and add the unit number of the rental unit to be "Unit/Bedroom 3".
3. The Landlord agrees to ensure compliance with their obligations pursuant to section 27 of the Act in relation to entry to the rental unit, and notices of entry.
4. The Landlord shall ensure reasonable communication surrounding entries to the common areas of the residential complex.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$512.50 on or before May 31, 2026, and this amount shall be paid by applying a credit to the Tenant's rent ledger.

2. This order resolves all issues in relation to the allegations contained in the Tenant's T2 application.

May 27, 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.