



**Order under Section 57/87/89
Residential Tenancies Act, 2006**

File Number: LTB-T-013280-26 & LTB-L-017192-26

In the matter of: 423 BRITANNIA AVE
BRADFORD ON L3Z2C8

Between: Shannon Morrell
Elsie Alkurdi
Former Tenants

And

Paula Currie
Austin Currie
Landlords

Shannon Morrell and Elsie Alkurdi (the 'Tenants') applied for an order determining that Paula Currie and Austin Currie (the 'Landlords') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on May 27, 2026.

The Tenants, the Landlord's Legal Representative Kimberley Teel and the Landlords attended the hearing.

The parties agreed to pull forward LTB-L-017192-26; an application in which the Landlords applied for an order requiring the Tenants to pay rent and damages.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order.

I was satisfied that the parties understood the terms and consequences and freely agreed to resolve both applications instead of a merit hearing.

It is ordered on consent that:

1. Neither party owes the other any monies related to the tenancy at 423 Britannia Ave., Bradford, ON L3Z2C8.
2. This is a full and final mutual resolution of all issues related to the tenancy.

May 29, 2026
Date Issued

Melinda Jamieson
Hearing 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.