



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000630-26

In the matter of: 5781 WALKER'S LINE
BURLINGTON ON L7M0P9

Between: Michael Thomas Landlords
Lesley Thomas

And

Crystal Meade Tenants
Jeremy Booth

Michael Thomas and Lesley Thomas (the 'Landlords') applied for an order to terminate the tenancy and evict Crystal Meade and Jeremy Booth (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlords also applied for an order requiring the Tenants to pay the Landlords' 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 Tenants permitted in the residential complex.

The parties attended a hearing on June 9, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords Michael Thomas and Lesley Thomas, the Landlords' legal representative Dan Schofield and the Tenant, Crystal Meade, on behalf of both Tenants, participated in the mediation. The Tenant spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy will terminate on August 31, 2026, subject to standard enforcement provisions.
2. The Landlords have claimed \$7,910.00 in damages to the rental unit under this application.

3. Under file no LTB-L-017373-26, the Tenants owe \$14,936.00 for arrears of rent up to May 31, 2026, and costs.
4. The Tenants will pay to the Landlords \$8,567.25 in satisfaction of all claims raise in the Landlords' L2 application and in satisfaction of any rent arrears owing under LTB-L-017373-26.
5. The Tenants are still required to pay the monthly rent that will become due and payable for July 2026
6. The Tenants' rent deposit will be applied to the rent that will become due and payable for August 2026.
7. The rental unit will be left in 'broom-swept' condition, and the Tenants agree to remove all garbage from the rental unit when they move out.
8. This agreement resolves all issues claimed in the Landlords' L2 application and all matters arising from the tenancy to the date of the hearing.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of August 31, 2026.
2. If the rental unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords 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 Landlords on or after September 1, 2026
4. The Tenants shall pay to the Landlords \$8,567.25, in full on or before August 31, 2026
5. If the Tenants do not pay the Landlords the full amount owing on or before August 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Diego Fernandez-Stoll
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.