



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

**File Number:** LTB-T-098471-25

**In the matter of:** 13, 405 Sidney  
Quinte West ON K8V6N6

**Between:** Craig Maxfield Tenant

**And**

Bedford Properties and Estates Ltd. Landlord

Craig Maxfield (the 'Tenant') applied for an order determining that Bedford Properties and Estates Ltd. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 18, 2026.

The Tenant and the Landlord attended the hearing. The Landlord was represented by Carrie Aylwin.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

1. The Landlord acknowledges the Tenant has two vehicles and one parking spot at the residential complex. The Landlord shall permit the Tenant to park either of their vehicles in their one assigned parking spot #11: a beige 2012 Ford Fusion or a white 2011 Ford Edge.
2. The Landlord confirms the hydro is included in the Tenant's rent and there shall not be any removal of this service for the duration of this tenancy.
3. The Landlord shall destroy the Tenant's July 2026 rent cheque for \$788.00; the Tenant shall provide another cheque for the rent for July 2026 less the \$500.00 credit being provided by the Landlord to the Tenant in resolution of the Tenant's application.

**June 22, 2026**  
**Date Issued**

\_\_\_\_\_  
Sonia Anwar-Ali

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.