



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

File Number: LTB-L-089740-25

In the matter of: 319 CHESHIRE RD
SAULT STE. MARIE ON P6C2X2

Between: Eric(Ercole) Frank Naccarato Landlords
Amanda(Patrice) Naccarato

And

Paige Warnock Tenant

Eric(Ercole) Frank Naccarato and Amanda(Patrice) Naccarato (the 'Landlords') applied for an order to terminate the tenancy and evict Paige Warnock (the 'Tenant') 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

Eric(Ercole) Frank Naccarato and Amanda(Patrice) Naccarato (the 'Landlords') also applied for an order requiring Paige Warnock (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Eric(Ercole) Frank Naccarato and Amanda(Patrice) Naccarato and the Tenant, Paige Warnock were present. The Tenant didn't speak with Tenant Duty Counsel.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 1, 2026.
2. The Tenant owes \$8,405.28 in utility Bills up until January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- a) \$200.00 every 28th day of the month starting February 28th, 2026 to and including July 28, 2029.
4. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.
 5. There is no Last Month Rent on Deposit.
 6. If the unit is not vacated on or before February 1, 2026, then starting February 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 2, 2026.

January 16, 2026
Date Issued

Monique Browne
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.