



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-105341-24-RV

In the matter of: 638 JOHNSTON CRESCENT
KINCARDINE ON N2Z1S7

Between: GIANLUCA BARBIERI Landlord

And

AMANDA SCAFFIDI-YORK Former Tenants
KYLE CROUCHER

GIANLUCA BARBIERI (the 'Landlord') applied for an order requiring AMANDA SCAFFIDI-YORK and KYLE CROUCHER (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlord applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was resolved by order LTB-L-105341-24 issued on December 8, 2025.

On December 9, 2025, the Landlord requested a review of the order and that the order be stayed until the request to review is resolved.

On December 17, 2025, interim order LTB-L-105341-24-RV-IN was issued, staying the order issued on December 8, 2025.

This review request was scheduled to be heard by videoconference on January 15, 2026.

The Landlord and Tenant Kyle Croucher attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of the joint submission.

The parties agreed:

- i. The Landlord's request for review is granted.

It is ordered on consent that:

1. The request to review order LTB-L-105341-24, issued on December 8, 2025, is granted.
2. Order LTB-L-105341-24, issued on December 8, 2025, is cancelled and replaced with this order.
3. On or before February 15, 2026, the Former Tenants shall pay to the Landlord \$10,000.00 in satisfaction of the application before the Board.
4. If the Former Tenants do not pay the Landlord the full amount owing on or before February 15, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.

January 19, 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.