



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

**File Number:** LTB-L-004459-25

**In the matter of:** 7192 HWY 26  
Stayner ON L0M1S0

**Between:** Mike Lingard Landlord  
Chantal Lingard

**And**

John Addorisio Former Tenant  
Danielle Kostyk

Mike Lingard and Chantal Lingard (the 'Landlord') applied for an order requiring John Addorisio and Danielle Kostyk (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Mike Lingard and Chantal Lingard (the 'Landlord') applied for an order requiring John Addorisio and Danielle Kostyk (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Mike Lingard and Chantal Lingard (the 'Landlord') applied for an order requiring John Addorisio and Danielle Kostyk (the 'Former Tenant') 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 Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 12, 2026.

The Landlord's legal representative, Nicole Fazzari and the Landlord attended the hearing.

Both Former Tenants attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

**It is ordered on consent that:**

1. The Former Tenant shall pay to the Landlord \$5,000.00 for arrears of rent, unpaid utilities, damage and the filing fee up to August 31, 2024.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| The Tenant shall pay this amount: | The Tenant shall pay on or before: |
|-----------------------------------|------------------------------------|
| \$500.00                          | January 31, 2026                   |
| \$500.00                          | February 28, 2026                  |
| \$500.00                          | March 31, 2026                     |
| \$500.00                          | April 30, 2026                     |
| \$500.00                          | May 31, 2026                       |
| \$500.00                          | June 30, 2026                      |
| \$500.00                          | July 31, 2026                      |
| \$500.00                          | August 31, 2026                    |
| \$500.00                          | September 30, 2026                 |
| \$500.00                          | October 31, 2026                   |

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

**January 23, 2026**  
**Date Issued**

\_\_\_\_\_  
 Greg Brocanier  
 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.