



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

File Number: LTB-L-090699-25

In the matter of: 15 CORBETT ST
DUNDALK ON N0C1B0

Between: ROSA DE SARIO Landlord
JOSEPH DESARIO

And

STEVEN MINARDI Tenant
JENNIFER ANN VENOSA

ROSA DE SARIO and JOSEPH DESARIO (the 'Landlord') applied for an order to terminate the tenancy and evict STEVEN MINARDI and JENNIFER ANN VENOSA (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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

ROSA DE SARIO and JOSEPH DESARIO (the 'Landlord') {also} applied for an order requiring STEVEN MINARDI and JENNIFER ANN VENOSA (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. This application was heard by videoconference on February 2, 2026.

The Landlords representative Ms. Regina and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The outstanding rental arrears and filing fees to February 28, 2026, are in the amount of , \$18,386.00 combined with the outstanding water arrears to January 31, 2026, in the amount of \$1,383.31. For a combined total of \$19,769.31.
3. The Tenant will pay \$19,769.31 as follows:
 - (a) \$5,000.00 payment on or before, February 4, 2026;
 - (b) Commencing February 13, 2026, and every consecutive Friday thereafter, for a period of 56 consecutive weeks, the Tenant will pay an additional \$263.74 each

week on Fridays, this continues until all arrears and filing fees have been paid in full.

4. Effective March 1, 2026, and on or before the first day of each consecutive month thereafter the Tenant will pay the full lawful rent on the first day of each month.
5. Effective February 1, 2026, and on an ongoing basis, the Landlord will provide the Tenant with the latest water utility bill and the tenant must pay the water bill within 48 hours of receiving the same.
6. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2, 3, 4 and/or 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 4, 2026

Date Issued

Suzy Franklyn

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.