



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-038861-25

In the matter of: 15 Ed quigg way
Vaughan ON L4H2S2

Between: Enza De luca Tenant

And

Loredana Barillari Landlord

Enza De luca (the 'Tenant') applied for an order determining that Loredana Barillari (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on February 2, 2026.

The Landlord and the Tenant attended the hearing.

At the ACC, the parties reached a settlement and requested that the following order be issued on consent.

On consent, it is ordered that:

1. On or before February 20, 2026, the Landlord shall pay the Tenant \$1,750.00.
2. If the Landlord does not pay the Tenant the full amount owing by February 20, 2026, the Landlord will owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all issues between the parties.

February 9, 2026
Date Issued

Dale Whitmore
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.