



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-077826-23

In the matter of: 843 BRANDY CRT
KINGSTON ON K7M8J7

Between: Ashley Gatien Tenants
Rob Brown

And

Giuseppe Scarpazza Landlord

Ashley Gatien and Rob Brown (the 'Tenants') applied for an order determining that Giuseppe Scarpazza (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2 application).
- 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 (T6 application).

This combined T2/T6 application was heard by videoconference on February 19, 2026.

One of the Tenants, Ashley Gatien, the Tenant's Legal Representative, M. Kent, the Landlord, and the Landlord's Legal Representative, J. Moak, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues arising from this tenancy.
2. The Landlord will forgive all rent arrears owing under the tenancy to April 17, 2024, the date the tenancy terminated.
3. Order LTB-L-060375-22, issued on December 13, 2023, is satisfied and cannot be enforced.

4. This application is withdrawn.

February 25, 2026
Date Issued

Lisa Del Vecchio
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.