



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-066136-25

In the matter of: 108, 582 KING ST
MIDLAND ON L4R4P1

Between: Patricia Ruth Archer Tenant

And

Marcello Giacomel Landlords
Kevin Rossiter

Patricia Ruth Archer (the 'Tenant') applied for an order determining that Marcello Giacomel and Kevin Rossiter (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (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 application was heard by videoconference on March 4, 2026.

The Landlords, their legal representative, Shelby Whittick, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

It is ordered that:

1. The Landlords shall pay the Tenant \$2,500.00 by certified cheque which shall be made available for the Tenant to pick up by March 9, 2026.

2. This is a full and final settlement of all issues between the parties arising from the tenancy.

March 11, 2026

Date Issued

Dawn Carr

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.