



Order under Section 31 Residential Tenancies Act, 2006

Citation: Finocchio v Tegano, 2026 ONLTB 27374

Date: 2026-04-01

File Number: LTB-T-039495-25

In the matter of: 1, 1240 PORTLAND AVE
OTTAWA ON K1V6G2

Between: Silvana Finocchio
Garry Spirak Tenant

and

John Tegano
Tegano Roofing Landlords

Silvana Finocchio (the 'Tenant') applied for an order determining that John Tegano and Tegano Roofing (the 'Landlords') harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application came before me for a mandatory adjudicative case conference in videoconference 142 on March 30, 2026.

The Tenant Silvana Finocchio and the Landlord John Tegano attended the case conference.

Determinations:

1. The claim advanced in the application, which the Tenant confirmed was accurately pleaded, is that the Landlords breached their confidentiality obligations under section 47.4 of the *Residential Tenancies Act, 2006* (the 'Act') by disclosing to the Tenant's co-tenant the fact that she had given notice of termination under section 47.1 and severed her interest in joint tenancy under section 47.2. The disclosure occurred on February 25, 2025 which is after the Tenant vacated the rental unit.
2. Subsection 47.4(3) of the Act allows the Landlords to disclose those details to the remaining tenant in these circumstances. Therefore the application must be dismissed because it discloses no reasonable cause of action.

It is ordered that:

1. The application is dismissed.

April 1, 2026

Date Issued

Nersi Makki

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.