



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

File Number: LTB-T-062072-25

In the matter of: 3, 609 MARY ST E
WHITBY ON L1N2R2

Between: Susan Leaney Tenant

And

Fernando Campanaro
Frank Campanaro Landlord
Dora Filia

Susan Leaney (the 'Tenant') applied for an order determining that Fernando Campanaro (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on May 6, 2026.

The Landlord, Frank Campanaro, and the Tenant, Susan Leaney, attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. Susan Leaney is a Tenant of the rental unit, pursuant to subsection 3(1) of *O. Reg. 516/06: GENERAL*.

It is ordered on consent that:

1. The Landlords shall not harass the Tenant, including making further inquiries as to her relationship status with the now-deceased former tenant, Ezio Stirpe.
2. The Landlords shall not attempt to increase the Tenant's rent outside of the processes lawful processes in the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17 (the 'Act').
3. All future communication from the Landlords to the Tenant shall be conducted by the Landlords Frank Campanaro and Dora Filia.

4. The Landlord shall take reasonable and timely efforts to investigate maintenance issues or other issues brought to their attention by the Tenant and, if necessary, perform repairs as required to comply with the maintenance obligations under s. 20 of the Act.
5. This order fully resolves the Tenant's application before the Board.

May 11, 2026
Date Issued

Jeremy Henderson
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.