



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-076038-25

In the matter of: 2, 6117 Prospect Street
Niagara Falls ON L2G1G9

Between: Aaron Miles Best Tenant

And

Joseph Scozzafava Landlord

Aaron Miles Best (the 'Tenant') applied for an order determining that Joseph Scozzafava (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on June 2, 2026.

The Landlord Joseph Scozzafava and the Tenant Aaron Miles Best attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$1,236.63. This amount includes interest owing on the last month's rent deposit, and compensation owing after the Tenant vacated the rental unit because the Landlord gave the Tenant an N12 notice of termination.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
June 2, 2026	\$309.16
July 1, 2026	\$309.16
August 1, 2026	\$309.16
September 1, 2026	\$309.15

3. If the Landlord does not pay the Tenant the full amounts owing in full and on time, in accordance with the payment schedule in paragraph 2 of this order, then the Landlord start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Kyle Anderson
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.