



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-052436-23 RV & LTB-T-059581-23-RV

In the matter of: A, 221 Espresso Pvt
Gloucester ON K1T 0K6

Between: Shari Nicole Frampton Tenant

And

Joshua Nardelli Landlord
Andrew Periotti

Review Order

Shari Nicole Frampton (the 'Tenant') applied for an order determining that Joshua Nardelli and Andrew Periotti (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; and
- 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.

This application was resolved by order LTB-T-059581-23 issued on January 7, 2026.

On January 14, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 12, 2026 interim order LTB-T-052436-25 & LTB-T-059581-23-RV-IN was issued, staying the order issued on January 7, 2026.

This application was heard by videoconference on March 13, 2026.

The request to review was resolved by order LTB-T-052436-25 & LTB-T-059581-23-RV-IN2 and the matter was sent to a denovo hearing.

The denovo hearing was scheduled on June 12, 2026. On that date the matter was resolved on consent of the parties.

The parties present at the hearing were: the Landlord, the Landlord's representative J. Moak, the Tenant and the Tenant's representative J. Cross attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlord shall pay the Tenant is \$6,000.00 by July 18, 2026, to the Tenant directly at the address provided by the Tenant in an email to the Landlord's representative.
2. If the Landlord does not pay the Tenant the full amount owing by July 18, 2026 the Landlord will owe interest. This will be simple interest calculated from July 19, 2026 at 4% annually on the balance outstanding.
3. This order is a full and final resolution of all issues contained in applications LTB-T-052436-25 and LTB-T-059581-23 and all issues between the parties with respect to this tenancy.

June 18, 2026
Date Issued

Julie Broderick
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.