



**Order under Section 57 &
Order under Section 87 / 89 / 88.1
Residential Tenancies Act, 2006**

File Numbers: LTB-T-109541-25
& LTB-L-037708-26

In the matter of: 206 SHIRRICK DR
RICHMOND HILL ON L4E0C1

Between: Sandra Ferrazzo Tenants
Riley Ferrazzo
Jordan Ferrazzo

And

Allan Amos

Landlord

Sandra Ferrazzo, Riley Ferrazzo and Jordan Ferrazzo (the 'Tenants') applied for an order determining that Allan Amos (the 'Landlord') gave a notice of termination in bad faith (T5)

Allan Amos (the 'Landlord') applied for an order requiring Sandra Ferrazzo, Riley Ferrazzo and Jordan Ferrazzo (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that:

- are the result of the Former Tenants' conduct or that of another occupant of the rental unit or someone the Former Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest (L10); and
- the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex (L10).

This application was scheduled to be heard by videoconference on June 3, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Tenant's Representative, Stephanie Anderson, the Tenants, Sandra Ferrazzo, and Jordan Ferrazzo (representing ALL Tenants), the Landlord's Representative, Joshua K.A. Azan, and the Landlord, Allan Amos, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Landlord agrees to pay the Tenants through an electronic transfer or certified cheque payable to Sandra Ferrazo.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$9,000.00. This amount covers all issues arising from these applications including rent abatement, increased rent, reasonable moving, storage and other like expenses, general compensation and the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount owing by June 30, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by June 30, 2026, the Landlord will owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This is a global resolution of all matters related to the tenancy, including but not limited to matters raised in application LTB-T-109541-25 and LTB-L-037708-26.

June 22, 2026
Date Issued

Rachael Kukoyi
Hearings Officer, 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.