



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-033614-26-SA

In the matter of: 15 CORBETT ST
DUNDALK ON N0C1B0

Between: ROSA DESARIO Landlords
JOSEPH DESARIO

And

STEVEN MINARDI Tenants
JENNIFER ANN VENOSA

ROSA DESARIO and JOSEPH DESARIO (the 'Landlords') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict STEVEN MINARDI and JENNIFER ANN VENOSA (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 4, 2026 with respect to application LTB-L-090699-25.

The Landlords' application was resolved by order LTB-L-033614-26, issued on May 8, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-033614-26.

The application was scheduled to be heard on June 24, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlords' Representative, Roseann Regina, the Landlords and the Tenant Steven Minardi on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. The parties agree that if the Tenants are going to be late on any payments that the Tenants will notify the Landlord by emailing both the Landlord and the Landlord's legal representative.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-033614-26, issued on May 8, 2026, is granted.
2. Order LTB-L-033614-26, issued on May 8, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 4, 2026, with respect to LTB-L-090699-25 is cancelled and replaced with this consent order LTB-L-033614-26-SA with the terms outlined below.
4. The outstanding rental arrears and filing fees to June 30, 2026, as well as the outstanding water arrears to April 30, 2026, is \$9,758.25.
5. The Tenants shall pay to the Landlords the amount set out in paragraph 4 in accordance with the following schedule:
 - a) Commencing June 26, 2026, and every consecutive Friday thereafter, the Tenants shall pay \$263.73 each week on Fridays, this continues until all arrears and filing fees have been paid in full.
6. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period starting July 1, 2026, and continuing until the arrears are paid in full.
7. Starting July 1, 2026, and on an ongoing basis the Landlords shall provide the Tenants with the latest water utility bill, and the Tenants must pay the water bill within 7 days of receiving the same.
8. The Tenants shall also pay the Landlords \$847.50 for legal costs on or before July 25, 2026.
9. If the Tenants fail to comply with the conditions set out in paragraphs 5 - 7 of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without the notice of the Tenants.
10. If the Tenants fail to make any monetary payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

June 30, 2026

Date Issued

Dillanique Knight

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.