



**Order under Section 69 / 88.1 / 89  
Residential Tenancies Act, 2006**

**Citation:** Lennox v Putignano, 2024 ONLTB 28046

**Date:** 2024-04-18


**File Number:** LTB-L-054528-23

**In the matter of:** 68 CAMPBELL AVE  
HAMILTON ON L8L2N4

**Between:** Mark Lennox

**And**

Olivia Putignano  
Michelyn Gallant

I hereby certify this is a  
true copy of an Order dated  
**APR 18, 2024**  
  
Landlord and Tenant Board

Landlord

Tenants

Mark Lennox (the 'Landlord') applied for an order to terminate the tenancy and evict Olivia Putignano and Michelyn Gallant (the 'Tenants') because the Tenants did not pay the rent the Tenants owe.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenants have been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the 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.

This application was heard by videoconference on April 10, 2024.

The Landlord Mark Lennox, the Landlord's Legal Representatives John and Jennifer Lambe, the Tenants Olivia Putignano and Michelyn Gallant and the Tenant Michelyn Gallant's Legal Representative Eric Steiman attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

**On consent of the parties, it is ordered that:**

1. The Tenant, Michelyn Gallant, is removed from the tenancy agreement effective April 10, 2024.
2. The tenancy between the Landlord and the Tenant, Olivia Putignano, is terminated effective May 31, 2024. The Tenant must move out of the rental unit on or before May 31, 2024.
3. The Tenant, Olivia Putignano, shall leave the rental unit in a clean, broom swept condition upon vacating the unit.
4. If the unit is not vacated on or before May 31, 2024, then starting June 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2024.
6. The Tenant, Michelyn Gallant, shall pay to the Landlord \$10,000.00, on or before April 20, 2024.
7. If the Tenant, Michelyn Gallant, does not pay the Landlord the full amount owing on or before April 20, 2024, she will start to owe interest. This will be simple interest calculated from April 21, 2024 at 7.00% annually on the balance outstanding.
8. This order resolves all issues in the tenancy between the Landlord and the Tenant, Michelyn Gallant.
9. This order resolves all issues in the applications.

**April 18, 2024**  
**Date Issued**



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John Cashmore  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the

Tenant expires on December 1, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.