



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Filella v Craig, 2023 ONLTB 77593

**Date:** 2023-12-04

**File Number:** LTB-L-057607-23

**In the matter of:** 20 1/2 GLOUCESTER ST N  
CORNWALL ON K6H3W1

**Between:** Rick Filella Landlords  
Rachel Filella

**And**

Amanda Craig Tenant

Rick Filella and Rachel Filella (the 'Landlords') applied for an order to terminate the tenancy and evict Amanda Craig (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on September 13, 2023 and November 20, 2023.

The Landlords, the Landlords' witnesses Phillip Filella and Frank McNeely, the Tenant, and the Tenant's support person Melissa Robinson-Mason attended the hearing on September 13, 2023. The Landlords, MB, and the Tenant attended the hearing on November 2023.

At the hearing on November 20, 2023 the parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2024.
2. If the unit is not vacated on or before January 31, 2024, then starting February 1, 2024, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after February 1, 2024.

4. The monthly rent is \$750.00. The Tenant shall pay the rent for December 2023 to the Landlords.
5. The Landlords are holding a rent deposit of \$750.00. The rent deposit shall be applied to the rent for the month of January 2024.
6. The Tenant shall pay the Landlords compensation of \$24.66 per day for the use of the unit starting February 1, 2024 until the date the Tenant moves out of the unit.
7. The Landlords shall pay the Tenant \$25.64 for interest owing on the rent deposit.
8. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

**December 4, 2023**

**Date Issued**

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Mark Melchers

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 August 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.