

CONDOMINIUM AUTHORITY TRIBUNAL

DATE: October 5, 2023

CASE: 2023-00213N

Citation: Leeds Condominium Corporation No. 34 v. Introcaso et al., 2023 ONCAT 143

Order under section 1.47 of the *Condominium Act, 1998*.

Member: Laurie Sanford, Member

The Applicant,

Leeds Condominium Corporation No. 34

Represented by Victoria Craine, Counsel

The Respondents,

Emiliano Introcaso

Represented by Christopher Hall, Counsel

Claudia Taborda

Represented by Christopher Hall, Counsel

Natasha Smith

Self-represented

Dillon Smith/Tyler Fortune

Self-represented

CONSENT ORDER

- [1] Emiliano Introcasa and Claudia Taborda are owners (the “Owners”) of a condominium unit in Leeds Condominium Corporation No. 34 (“LCC 34”). At the outset of this hearing, Natasha Smith and Dillon Smith were tenants (the “Tenants”) of the Owners.
- [2] The Tenant, Dillon Smith, changed his name to “Tyler Fortune” on the CAT-ODR system during this hearing.
- [3] The Owner, Claudia Taborda, did not join this case on the CAT-ODR system but, as noted above, was represented by counsel in the settlement.
- [4] The Tenants have now vacated the premises effectively resolving the issues which were the subject of this application. Therefore, the parties have agreed to resolve

this matter on the following terms.

1. The Owners are responsible for paying LCC 34's costs in the amount of \$2,756.12 by no later than October 1, 2023, failing which these costs may be added to the common expenses of Unit 7, Level 4 Condominium Plan No. 34, municipally located at Unit 303 – 810 Kyle Court, Brockville, Ontario (the “Unit”) to be recoverable as such, including by way of condominium lien against the Unit.
2. LCC 34 shall discontinue its Application filed with the Condominium Authority Tribunal as Case No. 2023-00213N.

[5] This concludes the matter.

Laurie Sanford
Member, Condominium Authority Tribunal

Released on: October 5, 2023