



**Order under Section 88.2 / 89
Residential Tenancies Act, 2006**

File Numbers: LTB-L-048063-23
LTB-T-063011-23

In the matter of: 252 FRONT ST N
CAMPBELLFORD ON K0L1L0

Between: Lovetta Monteiro Landlord

And

Mark Edouard Vieau Former Tenants
Emily Vieau
Brenda Joyce Roberts
Sheila Christine Vieau
Maria Vieau

Lovetta Monteiro (the 'Landlord') applied for an order requiring Mark Edouard Vieau, Emily Vieau, Brenda Joyce Roberts and Sheila Christine Vieau (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that 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 application)

The Former Tenants applied for an order determining that the Landlord collected or retained money illegally. (T1 application)

The Former Tenants also applied for an order determining that the Landlord altered the locking system on a door giving entry to the rental unit or residential complex without giving the Former Tenants replacement keys. (T2 application)

These applications were heard by videoconference on February 2, 2026.

The Landlord, the Landlord's agent (mother), Shirley Monteiro, the Landlord's representative (sister), Marilyn Monteiro, one of the Former Tenants, Sheila Vieau, and the Tenants' representative, Paul Dineen, attended the hearing. Sheila Vieau confirmed that she had authority to speak on behalf of all of the Tenants.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord will pay the Former Tenants \$500.00 to resolve all issues raised by the parties in the applications.
2. The Landlord's representative pay the settlement funds to the Former Tenants' representative.

It is ordered on consent that:

1. On or before February 28, 2026, the Landlord will pay the Former Tenants \$500.00.
2. If the Landlord does not pay the Former Tenants the full amount owing on or before February 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 10, 2026

Date Issued

Karen Gonçalves

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.