



Order under Section 31 Residential Tenancies Act, 2006

Citation: Pereira v Vella, 2026 ONLTB 18371

Date: 2026-03-02

File Numbers: LTB-T-055671-25
LTB-L-064868-25

In the matter of: 273 Elliott St
Cambridge ON N1R 2L6

Between: Maria Pereira Tenants
Amy Pereira

and

Giovonni Vella Landlord

Maria Pereira and Amy Pereira (the 'Tenants') applied for an order determining that Giovonni Vella (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants. **(T2 Application)**

The Landlord 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 wilfully or negligently caused damage to the premises.

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

The Landlords 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' failure to pay utility costs they were required to pay under the terms of the tenancy agreement. **(L2 Application)**

This application was heard by videoconference on February 24, 2026.

The Landlord's Legal Representative, Tim Kelly, the Landlord, and the Tenant, Maria Pereira, on behalf of both Tenants, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. The parties also mutually agreed to have the Landlord's L2 application brought forward and to be heard together with the T2 application. Although another Member was seized of the Landlord's L2 application, all parties and the seized Member consented to waive the

Member's seizure. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. Any and all amounts owing by the Tenants to the Landlord pursuant to order LTB-L-064857-25, issued on November 13, 2025, are waived. The Landlord cannot enforce this order.
2. The Tenants shall withdraw the following complaints filed with the Human Rights Tribunal of Ontario:
 - a) 2025-62800-1
 - b) 2025-62881-1
3. The Tenants shall not proceed with or commence any new claims with the Human Rights Tribunal of Ontario.
4. This order resolves all issues between the parties with respect to the tenancy. For greater certainty, the Landlord agrees to waive any and all claims he may have against the Tenants for damages, cleaning or unpaid utilities.

On consent, it is ordered that:

1. The Tenants' T2 application is dismissed as withdrawn.
2. The Landlord's L2 application is dismissed as withdrawn.

March 2, 2026
Date Issued

Candace Aboussafy
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.