



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-002154-26

In the matter of: 1765 Dondale Street
Ottawa On K1B5H8

Between: Gloria Xavier Tenant

And

Joanne Dollimont Landlord

Gloria Xavier (the 'Tenant') applied for an order determining that Joanne Dollimont (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by videoconference on June 3, 2026. The Tenant Gloria Xavier and the Landlord's spouse Marc Laforge participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$770.00. This amount represents:
 - a) \$725.00 for the remaining deposit (damage deposit).
 - b) \$45.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by July 3, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by July 3, 2026, the Landlord will owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 19, 2026
Date Issued

Isabelle Bouvier
Hearings Officer, 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.