



AMENDED ORDER
Order under Section 100
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-059781-25-AM

In the matter of: 709, 2 SILVER MAPLE CRT
BRAMPTON ON L6T4R1

Between: Drake Property Management Landlord

And Unauthorized Occupant

Prince Adjey
Toni Rankine
Unauthorized Occupant(s)
Unknown Occupant(s)

This amended order is issued to correct a clerical error in the original order. The correction has been bolded and underlined for ease of reference.

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy of (the 'Tenant') and evict Prince Adjey, Toni Rankine, Unauthorized Occupant(s) and Unknown Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on November 24, 2025.

The Landlord's Legal Representative, Eric Steinman, the Landlord's property manager, **Laura Adamo**, the Landlord's community manager, Niv Kohli and Prince Adjey attended the hearing.

Determinations:

Preliminary Matter – Does the Act apply?

1. The Landlord filed an application alleging that the Tenant transferred the occupancy of the rental unit to the Unauthorized Occupant in a manner that was not authorized by the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord's Legal Representative submitted that the tenancy was terminated by order LTB-L-038009-24 issued on February 14, 2025. This order terminated the tenancy for non-payment of rent. The Landlord enforced this order with the Sheriff on May 22, 2025.

3. The Landlord's property manager, **Laura Adamo** testified at the hearing. Ms. **Adamo** stated that she was advised that the Landlord enforced an order against the Tenants, and that the Sheriff attended the rental unit on Thursday May 22, 2025. A copy of the Notice of Vacant Possession was submitted as evidence to the Board. She testified that two Sheriffs attended the rental unit when the eviction was enforced, along with the community manager. The Tenant and his family vacated however they had a dog with them in the rental unit. They asked the Landlord if they can have a day to figure out what they will do with their dog, to which the Landlord agreed. She stated that on or about the following Monday morning, she called the superintendent and asked if he can go and check on the dog. They attempted to open the door however it was locked, and someone was inside. The individual who was inside refused to open the door. Upon review the security footage, it was observed that the Tenants hired a locksmith to change the locks and went back into the rental unit. The video surveillance taken on Sunday May 25, 2025 was submitted to the Board as evidence. The first video shows the Tenant walking with the locksmith towards the rental unit. The Landlord submitted another video which shows the locksmith walking down the hallway without the Tenant.
4. The Landlord's community manager, Niv Kohli testified at the hearing and stated that she was present on the day that the eviction took place.
5. The Landlord's Legal Representative submitted that there is no tenancy between the parties, as the tenancy was terminated and therefore the Act does not apply.
6. Price Adjey stated that there is no covenant and/or no agreement between the parties.

Legal Analysis

7. After hearing both parties submissions, and based on a balance of probabilities, I find that the Act does not apply with respect to this rental unit as I find that the tenancy was lawfully terminated on May 22, 2025. There is no transfer of tenancy as there is no tenancy agreement between the parties. A tenancy cannot be created unilaterally, and there was no evidence before me that the parties had entered into another tenancy agreement after the tenancy was terminated on May 22, 2025.
8. As I find that the Act does not apply, the Board does not have jurisdiction to hear this matter. Accordingly, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.
2. **The Residential Tenancies Act, 2006 does not apply.**

January 8, 2026
Date Amended

Nathalia Debski
Member, Landlord and Tenant Board

December 4, 2025
Date Issued

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.