



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-058884-25

In the matter of: C3, 12 SUNSET RD
GUELPH ON N1H1V6

Between: The Corporation of the County of Wellington Landlord

And

Shayna Freedman Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Shayna Freedman (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

The Corporation of the County of Wellington (the 'Landlord') also applied for an order requiring Shayna Freedman (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The Corporation of the County of Wellington (the 'Landlord') also applied for an order requiring Shayna Freedman (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 6, 2026.

The Landlord's legal representative Eric Schroeder, the Landlord's agent Alex Paynter, and the Landlord's witness Chris Rennie attended for the Landlord. Tenant's legal representative Sandy Azevedo and the Tenant attended the hearing.

The parties met in private and sought an order on consent pursuant to the agreed to terms.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 6, 2026.
2. The Tenant shall pay to the Landlord \$5,000.00. This amount includes the reasonable costs the Landlord has incurred or will incur repairing the damage and replacing the damaged property to be payable by check, money order or any other method as agreed to between the parties.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 25, 2026 at 4.00% annually on the balance outstanding.

January 13, 2026
Date Issued

Alicia Johnson
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.