



Order under Section 69 Residential Tenancies Act, 2006

Citation: Shepherd's of Good Hope v Labelle, 2026 ONLTB 6676

Date: 2026-01-21

File Number: LTB-L-067166-25

In the matter of: 305, 208 ST. ANDREW ST
OTTAWA ON K1N5G5

Between: Shepherd's of Good Hope Landlord

And

Julie Labelle Tenant

Shepherd's of Good Hope (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Labelle (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.

This application was heard by videoconference on December 2, 2025.

Only the Landlord, represented by Lauren Julien, attended the hearing.

As of 9:48 AM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On July 29, 2025, the Landlord gave the Tenant an N7 notice of termination by placing the document under the door of the rental unit or through a mail slot in the door. The notice of termination contains the following allegations: that on July 22, 2025, the Tenant permitted someone into the building who damaged the complex, stole items from the residential complex, and the Tenant retains possession of stolen items in their rental unit. The notice

indicates that this has seriously impaired the safety of other persons in the residential complex, willfully damaged property and permitted the premises to be used for illegal activities.

4. The Tenant or a person permitted in the residential complex by the Tenant has seriously impaired or seriously impairs the safety of other persons at the residential complex by stealing property and damaging property at the residential complex. This conduct occurred in the residential complex.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 26, 2026.
2. If the unit is not vacated on or before January 26, 2026, then starting January 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 27, 2026. **The Sheriff is requested to expedite the enforcement of this order.**
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026, at 4.00% annually on the balance outstanding.

January 21, 2026
Date Issued

Jeanie Theoharis
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 27, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.