



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034876-25

In the matter of: 141, 10211 KEELE ST
MAPLE ON L6A4R7

Between: Sabrina D'Alelio Landlord

And

Eulah Shelton Tenant

Sabrina D'Alelio (the 'Landlord') applied for an order to terminate the tenancy and evict Eulah Shelton (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on January 20, 2026.

The Landlord, the Landlord's representative, Eric Steiman, the Tenant's representative, Nnonyechi Okenwa, and the Tenant attended the hearing. Jennifer Shelton attended as support for the Tenant.

At the hearing, the parties consented to the following order.

Agreed facts:

1. Jennifer Shelton is not a named tenant and will be returning the compensation cheque the Landlord paid to her by returning it to the Landlord's representative, Eric Steiman.
2. Based on the monthly rent, the daily compensation is **\$57.53**. This amount is calculated as follows: \$1,750.00 x 12, divided by 365 days.
3. The tenancy will terminate on October 31, 2026.
4. If the Tenant is to vacate earlier than October 31, 2026, she will provide the Landlord with at least 10 days notice.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. If the unit is not vacated on or before October 31, 2026, then starting November 1, 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 November 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$57.53 per day for the use of the unit starting January 21, 2026 until the date the Tenant moves out of the unit.

January 21, 2026
Date Issued

Vishal Nanda
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 May 1, 2027 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.