



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-101842-25

In the matter of: 8 SHAPLAND CRES
AJAX ON L1Z0K2

Between: Mambetuku (Mary) Epembe Mpofo Landlord

And

Elenie Shinika Kcinski Joseph Tenants
Cherry Lee Jackson

Mambetuku (Mary) Epembe Mpofo (the 'Landlord') applied for an order to terminate the tenancy and evict Elenie Shinika Kcinski Joseph and Cherry Lee Jackson (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 22, 2026.

The Landlord and the Landlord's Representative, Vidy Matadeen and the Tenants attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 1, 2026.
2. The Tenants shall pay to the Landlord \$707.92 for unpaid utility costs.

3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Payment Due Date	Payment Amount
Due on, or before February 1, 2026	\$353.96
Due on, or before March 1, 2026	\$353.96

4. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 March 2, 2026.

January 26, 2026

Date Issued

Ilan Shingait

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 expires on September 2, 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.