



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081284-25

In the matter of: 21 JUDITH CRES
BRAMPTON ON L6S3J3

Between: AUGUSTINE CHINAKA OPARA Landlord
NNEKA OPARA

And

RITA ANN MARILYN ASHTON Tenant
NATALIE ELIZABETH JANE ASHTON

AUGUSTINE CHINAKA OPARA and NNEKA OPARA (the 'Landlord') applied for an order to terminate the tenancy and evict RITA ANN MARILYN ASHTON and NATALIE ELIZABETH JANE ASHTON (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 19, 2026.

The Landlord, the Landlords' representative Christopher Holder, and the Tenant Natalie Elizabeth Jane Ashton, and the Tenant, Rita Ann Marilyn Ashton's representative under a power of attorney Joe Ashton attended the hearing.

At the hearing the parties agreed to terminate the tenancy on May 31, 2026.

The Landlord also agrees to provide the Tenants with a letter of reference/recommendation relating to rental payments and the condition of the property. Subject to review of the ledger and to the Landlord's inspection of the property, the letter may confirm whether all rents have been paid in full and that the property has been maintained in a satisfactory manner.

On consent of the parties, 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 May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

February 10, 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 December 1, 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.