



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

File Number: LTB-L-003641-26

In the matter of: Lower, 79 PARK ST
WELLAND ON L3B4M4

Between: Robert Gabriele Landlord

And

Elena Capuano Tenant

Robert Gabriele (the 'Landlord') applied for an order to terminate the tenancy and evict Elena Capuano (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.

This application was heard by videoconference on March 25, 2026.

The Landlord and the Tenant's Agent, Don Horvath attended the hearing. Don Horvath presented an authorization from the Tenant allowing him to speak for her.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant for Lower, 79 Park Street, Welland, Ontario (the rental unit) will be terminated as of March 31, 2026 on a final basis.
2. If the Tenant does not vacate the rental unit by March 31, 2026, the Landlord may file this order with the Sheriff to enforce the eviction on April 1, 2026.
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 April 1, 2026.

March 30, 2026
Date Issued

Carrie Bertrand
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.