



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-013784-26

In the matter of: Main Floor, 35 Callie Road
Hamilton ON L9A1Z8

Between: Adaobi Esonwanne Landlord
Amandi Esonwanne

And

Jeff Elliot Tenant
Elysia Smith

Adaobi Esonwanne and Amandi Esonwanne (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Elliot and Elysia Smith (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.

Adaobi Esonwanne and Amandi Esonwanne (the 'Landlord') also applied for an order requiring Jeff Elliot and Elysia Smith (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 6, 2026.

The Landlords and the Tenants and the Tenants' legal representative, J. Kazubek attended the hearing.

The parties requested an order on consent.

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 August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 August 2, 2026.
4. The Tenant shall repair the damage as claimed in the L2 application prior to vacating the rental unit.

May 12, 2026
Date Issued

Emily Robb
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 February 2, 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.