



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

**File Number:** LTB-L-041377-26

**In the matter of:** B2 (FORMALLY L2), 325 ELM ST  
Sudbury ON P3C1V7

**Between:** JD Suites Inc. Landlord

**And**

CRYSTAL LABRECQUE Tenant

JD Suites Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict CRYSTAL LABRECQUE (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

This application was heard by videoconference on June 4, 2026.

Only the Landlord's agent, Dean Waddell, attended the hearing.

As of 1:30 PM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy is terminated as set out below.
2. On May 12, 2026, the Landlord gave the Tenant an N6 notice of termination. The notice of termination alleges the Tenant entered a restricted area of the residential complex and stole items that belonged to the Landlord.
3. The agent testified that the Tenant repeatedly entered areas of the residential complex where she was not authorized to be, including a garage area and a mechanical room servicing the building.

4. He further alleged that the Tenant interfered with building systems, removed a carbon monoxide monitor from the mechanical room, altered locks, and removed property belonging to the Landlord and the Landlord's short-term rental operation.
5. The Landlord's property manager Julia Ahola testified at the hearing. She provided that the Tenant was not permitted to enter the garage area and had previously been advised that she did not have authorization to access that portion of the residential complex.
6. She further provided that property belonging to the Landlord and the short-term rental operation, including furniture and a vacuum cleaner, was later located in the Tenant's unit after having gone missing.
7. The property manager also provided security footage for the Board to consider. The video clearly shows the Tenant entering areas of the residential complex that she was not authorized to access. The video also shows the Tenant removing property from those areas.
8. Based on the uncontested evidence before me, I find on a balance of probabilities that the Tenant committed illegal acts within the residential complex, including trespassing into unauthorized areas and removing property belonging to the Landlord.
9. I also find that the Tenant's conduct has adversely affected the safety and security of other occupants of the residential complex. Accordingly, I find the Tenant has committed an illegal act contrary to section 61(1) of the *Residential Tenancies Act, 2006* (the 'Act')
10. I have considered all of the circumstances in accordance with section 83 of the Act. The Tenant did not attend the hearing and provided no evidence regarding personal circumstances that would justify delaying or denying eviction.
11. Given the seriousness of the Tenant's conduct, including unauthorized access to secure areas of the residential complex and theft of property, I am not satisfied that it would be unfair to grant eviction.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. There is no last month's rent deposit.

**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 July 6, 2026.
2. If the unit is not vacated on or before July 6, 2026, then starting July 7, 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 July 7, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2026 at 4.00% annually on the balance outstanding.

**June 25, 2026**  
**Date Issued**

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Bryan Delorenzi  
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 January 7, 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.