



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

**File Number:** TEL-14279-21

**In the matter of:** 1579 BASELINE ROAD WEST  
COURTICE ON L1E2P5

**Between:** Shirleymarguerite Lewis Landlords  
Freeman John Roberts

**and**

Shannon Erica Ide Tenant

Shirleymarguerite Lewis and Freeman John Roberts ('SL' and 'FJR' or collectively, the 'Landlords') applied for an order to terminate the tenancy and evict Shannon Erica Ide ('SEI' or the 'Tenant') because the unit was given to the Tenant for the term of the Tenant's employment which has now ended. (L2 application)

This L2 application was heard by videoconference on August 3, 2021.

Only the Landlords' Legal Representative, Carrie Aylwin ('LLR'), attended the hearing. As of 3:00 pm, the Tenant was not present or represented at the hearing, although the Board sent a Notice of Hearing to the Tenant..

**Determinations:**

1. The Landlord's L2 application is based on an N8 notice of termination served on the Tenant on November 27, 2020, claiming under subsection 58(1)(3) of the *Residential Tenancies Act, 2006* (the 'Act') that the Tenant was an employee of the Landlords who provided the Tenant with the rental unit during the Tenant's employment and the employment has terminated
2. LLR submitted that the rental unit is a home situated on the Landlords' property which also contains a storage facility business called "Rack It Up".
3. LLR submitted the Landlords employed the Tenant to work at the storage facility and in return, the Tenant was compensated by living rent-free in the rental unit.
4. The Landlords claim they found that the Tenant was using the rental unit property for other business, and they thereby duly terminated the Tenant's employment. LLR stated the police have also been involved, but the Tenant has relied upon the Act to prolong her ability to reside in the rental unit.

5. LLR confirmed the Landlords are seeking termination of the tenancy and only want vacant possession; they are not seeking from the Tenant any rents or compensation, or even any filing fee.
6. Based on the uncontested submissions, I find that the rental unit was rented by the Landlords to the Tenant for the term of the Tenant's employment, which has now ended.
7. As part of final submissions, LLR addressed the matter of circumstances the Landlords are aware of.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated, as of November 12, 2021.
2. The Tenant must move out of the rental unit on or before November 12, 2021.
3. If the unit is not vacated on or before November 12, 2021, then starting November 13, 2021, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after November 13, 2021.



Alex Brkic  
Member, Landlord and Tenant Board

**November 1, 2021**  
**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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 May 13, 2022 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.