



Order under Section 77 Residential Tenancies Act, 2006

Citation: M&J Doors Ltd v Leroux, 2024 ONLTB 8006

Date: 2024-01-29

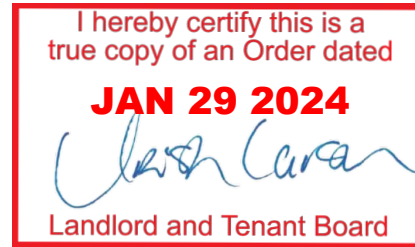
File Number: LTB-L-005536-24

In the matter of: 4, 71 ST ANTHONY ST
CHATHAM ON N7M3Y2

Between: M&J Doors Ltd

And

Melinda Leroux



Landlord

Tenant

M&J Doors Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Melinda Leroux (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of January 15, 2024 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord for the \$186.00 application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before February 9, 2024.
2. If the unit is not vacated on or before February 9, 2024, then starting February 10, 2024, 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 February 10, 2024.
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 February 9, 2024, the Tenant will start to owe interest. This will be simple interest calculated from February 10, 2024 at 7.00% annually on the balance outstanding.

January 29, 2024
Date Issued



Trish Carson
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.

The tenant has until February 8, 2024 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by February 8, 2024 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 10, 2024 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.