



Order under Section 77 Residential Tenancies Act, 2006

Citation: Nanobi Arachchige Don v Richards, 2023 ONLTB 30416

Date: 2023-04-11

File Number: LTB-L-076975-22

In the matter of: UPPER FLOOR, 2526 COBBINSHAW CIR
MISSISSAUGA ON L5N2G3

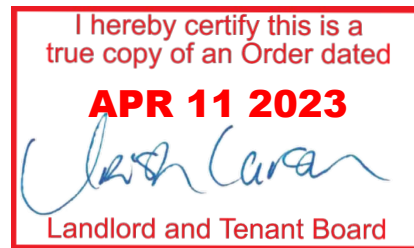
Between: Champika Nanobi Arachchige Don
Dilmini Deepthi Ranasinghe

Landlords

And

Crystal Richards
Tynisha Richards

Tenants



Champika Nanobi Arachchige Don and Dilmini Deepthi Ranasinghe (the 'Landlords') applied for an order to terminate the tenancy and evict Crystal Richards and Tynisha Richards (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of January 31, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before April 22, 2023.
2. If the unit is not vacated on or before April 22, 2023, then starting April 23, 2023, the Landlords 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 Landlords on or after April 23, 2023.

April 11, 2023
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 Tenants have until April 21, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants files the motion by April 21, 2023 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 October 23, 2023 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.