



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

Citation: Leung v Zabulon, 2023 ONLTB 57491

Date: 2023-12-05

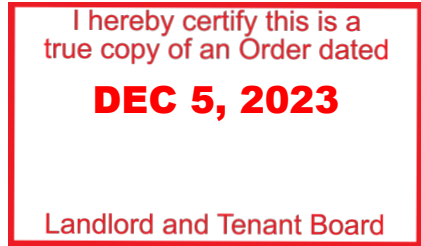
File Number: LTB-L-024634-23

In the matter of: 3811, 181 DUNDAS ST E
TORONTO ON M5A0N5

Between: Margaret Leung

And

Melissa Zabulon



Landlord

Tenant

Margaret Leung (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Zabulon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 13, 2023.

The Landlord and the Tenant attended the hearing.

On consent, the parties requested a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy as of August 13, 2023. I was satisfied that the parties understood the consequences of the joint submission, including in relation to the termination of the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated, as of August 13, 2023. The Tenant must move out of the rental unit on or before August 13, 2023.
2. The Landlord and the Tenant agree the Landlord will waive all alleged rental arrears and costs found in the L1/L9 update sheet in the \$20,576.00 provided the Tenant vacates the unit before August 13, 2023.
3. All outstanding issues up to July 13, 2023 are concluded.
4. The Tenant will return any outstanding keys to the Landlord on or before August 13, 2023.
5. The Landlord will retain the key deposit.

6. If the unit is not vacated on or before August 13, 2023, then starting August 14, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 14, 2023.

December 5, 2023
Date Issued



André-Paul Baillargeon-Smith
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 expires on June 5, 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.