



Order under Section 77
Residential Tenancies Act, 2006

File Number: CEL-91518-19

In the matter of: 3274 INNISFIL BEACH ROAD
INNISFIL ON L9S4C7

Between: Almira Namvar Landlords
Masomeh Zare

and

Corry Gale Tenants
James Sinopoli

Almira Namvar and Masomeh Zare (the 'Landlords') applied for an order to terminate the tenancy and evict Corry Gale and James Sinopoli (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was heard in Barrie on February 28, 2020.

The Landlords (Almira Namvar), their representative and the Tenants attended the hearing.

At the hearing the parties consented to the following order.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 23, 2020.
2. The Landlord may file this Order with the Court Enforcement Office (the Sheriff) prior to March 23, 2020, and the Court Enforcement Office (the Sheriff) shall accept the filing thereof, so that if the rental unit is not vacated on or before March 23, 2020, the eviction may be enforced in order to give vacant possession of the rental unit to the Landlord on March 24, 2020, without further notice to the Tenant.
3. If the Tenants vacate the rental unit on or before March 15, 2020, the Landlords shall pay the sum of \$1,000.00 to each of the Tenants which will be payable by certified cheque to be picked up at the Newmarket office of S. Epstein and associates.
4. The parties shall keep the peace and be of good behaviour.
5. They shall not communicate to each other except through counsel.

6. The Landlord will not visit the property until March 15, 2020 other than through a contractor with proper notice.
7. This is full and final satisfaction of all issues related to this tenancy to date including rental arrears.
8. The Landlord withdraws CEL-91392-19 and CEL-92083-20 and the Tenant withdraws CET-90875-19. This cancels all hearings with respect to those files.



Jim McMaster
Member, Landlord and Tenant Board

March 12, 2020
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 24, 2020 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.