



## Order under Section 77 Residential Tenancies Act, 2006

**Citation:** Fievoli v Heyes, 2024 ONLTB 19035

**Date:** 2024-03-14

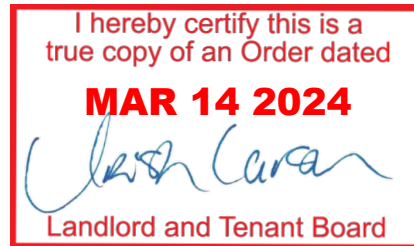
**File Number:** LTB-L-018897-24

**In the matter of:** 1, 7 MARMORA ST  
LONDON ON N5Z1Z4

**Between:** Angie Fievoli

**And**

Zachary Heyes



Landlord

Tenant

Angie Fievoli (the 'Landlord') applied for an order to terminate the tenancy and evict Zachary Heyes (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 February 29, 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 March 25, 2024.
2. If the unit is not vacated on or before March 25, 2024, then starting March 26, 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 March 26, 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 March 25, 2024, the Tenant will start to owe interest. This will be simple interest calculated from March 26, 2024 at 7.00% annually on the balance outstanding.

**March 14, 2024**  
**Date Issued**



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**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 March 24, 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 March 24, 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 September 26, 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.