



**Order under Section 77
Residential Tenancies Act, 2006**

Citation: Del Aguila Torres v Martin, 2023 ONLTB 67873

Date: 2023-10-10

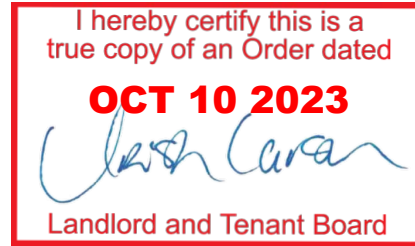
File Number: LTB-L-076426-23

In the matter of: 134, 165 HAMPSHIRE WAY
MILTON ON L9T8M7

Between: Juan Jose Del Aguila Torres
Paola Rosemary Velarde Vilchez

And

Danielle Martin
Tunde Idowu



Landlords

Tenants

Juan Jose Del Aguila Torres and Paola Rosemary Velarde Vilchez (the 'Landlords') applied for an order to terminate the tenancy and evict Danielle Martin and Tunde Idowu (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 September 30, 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 October 21, 2023.
2. If the unit is not vacated on or before October 21, 2023, then starting October 22, 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 October 22, 2023.

October 10, 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 October 20, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by October 20, 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 April 22, 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.