



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-21310-22

In the matter of: UPPER UNIT, 909 LIVERPOOL ROAD
PICKERING ON L1W1S5

Between: Joanne Perrier Landlord

and

Candace Washington Tenant

On January 6, 2022, Joanne Perrier (the 'Landlord') applied for an order to terminate the tenancy and evict Candace Washington (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.


Determinations:

1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of January 31, 2022 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 13, 2022.
2. If the unit is not vacated on or before February 13, 2022, then starting February 14, 2022, 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 February 14, 2022.

February 2, 2022
Date Issued


Ian Speers
Vice Chair, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until February 12, 2022 to file a motion with the Board to set aside the order under s. 77(6) of the Act. If the tenant files the motion by February 12, 2022 the order will be stayed and the Board will schedule a hearing.

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 August 14, 2022 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.