



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

**Citation:** 2775120 Ontario Inc v Mahoney, 2024 ONLTB 9696

**Date:** 2024-02-05

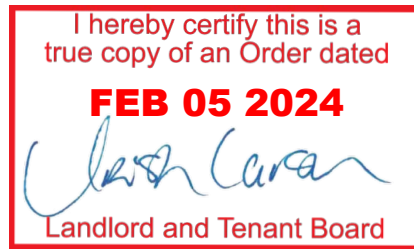
**File Number:** LTB-L-007570-24

**In the matter of:** MAIN, 57 QUEENSTON ST  
ST CATHARINES ON L2R2Z1

**Between:** 2775120 Ontario Inc

**And**

Joshua Mahoney



Landlord

Tenant

2775120 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Mahoney (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 March 1, 2024.
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 Tenant is terminated. The Tenant must move out of the rental unit on or before March 1, 2024.
2. If the unit is not vacated on or before March 1, 2024, then starting March 2, 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 2, 2024.



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**Trish Carson**

Member, Landlord and Tenant Board

**February 5, 2024**  
**Date Issued**

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 February 15, 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 February 15, 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 2, 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.