



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

Citation: Cano v Phillips, 2023 ONLTB 74433

Date: 2023-11-14

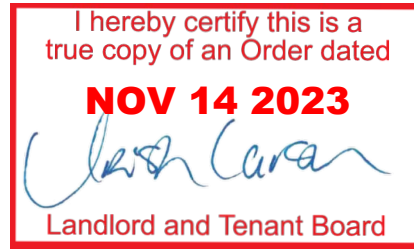
File Number: LTB-L-085877-23

In the matter of: 3, 118 PINE LAWN AVE
LONDON ON N5Z2R2

Between: Paola Cano

And

Brian Russell Phillips



Landlord

Tenant

Paola Cano (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Russell Phillips (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 October 31, 2023.
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 November 25, 2023.
2. If the unit is not vacated on or before November 25, 2023, then starting November 26, 2023, 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 November 26, 2023.

November 14, 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 tenant has until November 24, 2023 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 November 24, 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 May 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.