



Order under Section 77 Residential Tenancies Act, 2006

Citation: 9704108 Canada Inc. v Blanke, 2023 ONLTB 76658

Date: 2023-11-22

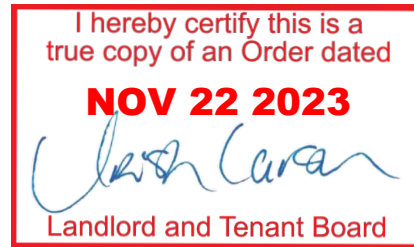
File Number: LTB-L-089738-23

In the matter of: B, 19 YAGER AVE
KITCHENER ON N2M4N1

Between: 9704108 Canada Inc

And

Maxwell Irvin Blanke
Samantha Jo-Ann Roy



Landlord

Tenants

9704108 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Maxwell Irvin Blanke and Samantha Jo-Ann Roy (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations: Key for Cash Eviction

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of February 29, 2024.
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 Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before February 29, 2024.
2. If the unit is not vacated on or before February 29, 2024, then starting March 1, 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 1, 2024.

November 22, 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 December 2, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant file the motion by December 2, 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 September 1, 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.