



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

**Citation:** Salmon v Thompson, 2023 ONLTB 28479

**Date:** 2023-03-30

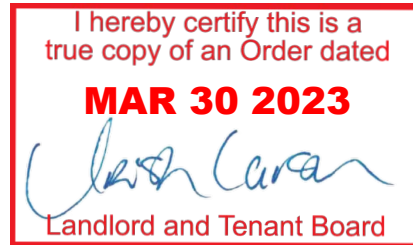
**File Number:** LTB-L-024107-23

**In the matter of:** Basement, 129 Dufferin Street  
Orillia Ontario L3V5T1

**Between:** Dante Salmon  
Vanessa Ricciardi

**And**

Jason Thompson  
Melodie Ulrich



Landlords

Tenants

Dante Salmon and Vanessa Ricciardi (the 'Landlords') applied for an order to terminate the tenancy and evict Jason Thompson and Melodie Ulrich (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 February 28, 2023 and the Tenants did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenants did not move out of the rental unit by the termination date, the Landlords were required to file the application to obtain vacant possession. Therefore, the Tenants are responsible for paying the Landlords for the \$201.00 application filing fee incurred.

**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 April 10, 2023.
2. If the unit is not vacated on or before April 10, 2023, then starting April 11, 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 April 11, 2023.

4. The Tenants shall pay to the Landlords \$201.00, for the cost of filing the application.
5. If the Tenants do not pay the Landlords the full amount owing on or before April 10, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 11, 2023 at 5.00% annually on the balance outstanding.

**March 30, 2023**  
**Date Issued**



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**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 April 9, 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 April 9, 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 October 11, 2023 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.