

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

**Citation:** JEC Properties Inc. v Taylor, 2023 ONLTB 56428

**Date:** 2023-08-18

**File Number:** LTB-L-061285-23

**In the matter of:** Room 1, 2105 Headon Rd  
Burlington ON L7M4G3

**Between:** JEC Properties Inc c/o Mohammad Abdullah Landlord

**And**

Cody Benjamin Taylor Tenant

JEC Properties Inc c/o Mohammad Abdullah (the 'Landlord') applied for an order to terminate the tenancy and evict Cody Benjamin Taylor (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

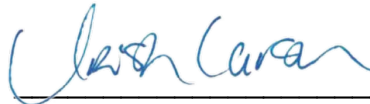
**Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of July 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 August 29, 2023.
2. If the unit is not vacated on or before August 29, 2023, then starting August 30, 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 August 30, 2023.

**August 18, 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 tenant has until August 28, 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 August 28, 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 February 29, 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.