



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-36758-22

In the matter of: BASEMENT, 238 DOUBTFIRE CRESCENT
MARKHAM ON L3S3V8

Between: Jin Rong Chen

Landlord

and

Farhan Farfoor
Junaid Farfoor

Tenants

I hereby certify this is a
true copy of an Order dated

Mar 24, 2022

Landlord and Tenant Board

On March 9, 2022, Jin Rong Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Farhan Farfoor and Junaid Farfoor (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.


Determinations:

1. The Landlord and the Tenants signed an agreement to terminate the tenancy as of March 8, 2022.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 4, 2022.
2. The Tenants shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 4, 2022, they will start to owe interest. This will be simple interest calculated from April 5, 2022 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before April 4, 2022, then starting April 5, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 April 5, 2022.

March 24, 2022
Date Issued



Ian Speers
Vice Chair, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenant has until April 3, 2022 to file a motion with the Board to set aside the order under s. 77(6) of the Act. If the tenant files the motion by April 3, 2022 the order will be stayed and the Board will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 5, 2022 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.