



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-17424-21

In the matter of: 120 NEWLANDS AVENUE
SCARBOROUGH ON M1L1S3

Between: Abdul Wahid Landlord

and

Thomas Kirk Tenant

Abdul Wahid (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Kirk (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of June 2, 2021 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 26, 2021.
2. The Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 26, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 26, 2021, then starting June 27, 2021, 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 June 27, 2021.

June 15, 2021
Date Issued

Jim McMaster
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until June 25, 2021 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 June 25, 2021 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 December 27, 2021 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.