



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

**File Number:** SOL-22544-21

**In the matter of:** 6, 4259 BUTTREY STREET  
NIAGARA FALLS ON L2E2X1

**Between:** Eda Martin Landlord  
  
**and**  
  
Nader Saider Tenants  
Raja Abdullah

Eda Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Nader Saider and Raja Abdullah (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 August 31, 2021.

**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 August 31, 2021.
2. If the unit is not vacated on or before August 31, 2021, then starting September 1, 2021, 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 September 1, 2021.

**June 25, 2021**  
**Date Issued**

*Michael Di Salle*

Michael Di Salle  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

The tenant has until July 5, 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 July 5, 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 March 1, 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.