



Order under Section 77
Residential Tenancies Act, 2006

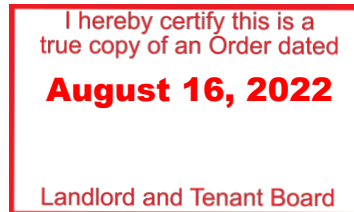
File Number: SOL-26715-21

In the matter of: BASEMENT, UNIT 2, 273 CHILVER HEIGHTS
MILTON ON L9T1E1

Between: Sudhir Kumar Landlord

and

Chantelle Mollica Tenant



Sudhir Kumar (the 'Landlord') applied for an order to terminate the tenancy and evict Chantelle Mollica (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy. (L3 application)

That L3 application was directed to a hearing by a Board Duty Member. The L3 application was heard by videoconference on March 16, 2022.

The Landlord and the Tenant attended the hearing. The Tenant consulted with Tenant Duty Counsel prior to the commencement of the hearing.

Before me, the parties requested the following order on consent. This request was based on the parties both agreeing that the Tenant had moved out to another unit on or about December 15, 2021, but had left many of her possessions or belongings in the rental unit. The parties confirmed they had agreed to terminate the tenancy by way of a “keys for cash” arrangement. The Landlord also indicated there is a matter of rent arrears, but I indicated this L3 application does not relate to arrears of rent and if there is an L1 application filed (as the Landlord indicated he had filed), then that would need to be dealt with separately and on its own merits. The parties requested a simple order on consent, terminating the tenancy on March 31, 2022, with normal enforcement starting on April 1, 2022. As no submission was made during the hearing in respect of the application filing fee, the fee is not ordered as part of the consent order. I was satisfied the parties understood the consequences of their joint submission. The order below is issued to simply record their consented-to order to resolve the L3 application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2022.
2. The Tenant must move out of the rental unit on or before March 31, 2022.

3. If the unit is not vacated on or before March 31, 2022, then starting April 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 1, 2022.



Alex Brkic
Member, Landlord and Tenant Board

August 16, 2022

Date Issued

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

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 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.