



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

**File Number:** TEL-19944-21

**In the matter of:** 3, 9 FRONT STREET EAST  
TRENT HILLS ON K0L1Y0

**Between:** Hammad Arif Landlord  
  
**and**  
  
Ann Lewis Tenant

On October 3, 2021, Hammad Arif (the 'Landlord') applied for an order to terminate the tenancy and evict Ann Lewis (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 November 1, 2021.
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 the Tenant is terminated. The Tenant must move out of the rental unit on or before November 9, 2021.
2. If the unit is not vacated on or before November 9, 2021, then starting November 10, 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 November 10, 2021.

**October 29, 2021**  
**Date Issued**

*Michael Di Salle*

Michael Di Salle  
Member, Landlord and Tenant Board

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

The tenant has until November 8, 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 November 8, 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 May 10, 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.