



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-32984-21

In the matter of: 19 BRAEMAR COURT
VAUGHAN ON L4J7L6

Between: Zhiyan Wang By His Poa Bo Ji

Landlord

and

Arif Adnan Syed

Tenant

Zhiyan Wang By His Poa Bo Ji (the 'Landlord') applied for an order to terminate the tenancy and evict Arif Adnan Syed (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 17, 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 July 6, 2021.
2. If the unit is not vacated on or before July 6, 2021, then starting July 7, 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 July 7, 2021.

June 25, 2021
Date Issued

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

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

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 January 7, 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.