



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

**File Number:** HOL-12790-21

**In the matter of:** 39 NIGHTJAR DRIVE  
BRAMPTON ON L7A5A1

**Between:** Pawan Sharma

Landlord

**and**

Navjot Punia  
Neha Rana

Tenants

Pawan Sharma (the 'Landlord') applied for an order to terminate the tenancy and evict Navjot Punia and Neha Rana (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 January 1, 2022.

**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 January 17, 2022.
2. If the unit is not vacated on or before January 17, 2022, then starting January 18, 2022, 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 January 18, 2022.

**January 6, 2022**  
**Date Issued**

\_\_\_\_\_  
Vladislav Shustov  
Member, Landlord and Tenant Board

Head Office  
777 Bay Street, 12th Floor  
Toronto Ontario M5G2E5

The tenant has until January 16, 2022 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 January 16, 2022 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 July 18, 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.