



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

Citation: Bains v Fearon, 2023 ONLTB 51180

Date: 2023-07-19

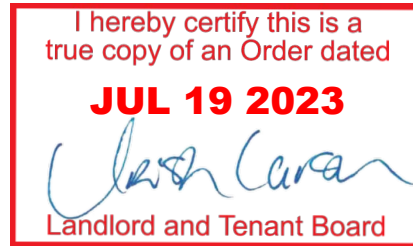
File Number: LTB-L-053010-23

In the matter of: 146 SUSSEXVALE DR
BRAMPTON ON L6R3R2

Between: Amrita Bains
Varinder Bains

And

Julie-Ann Fearon
Sean Linburgh Groves
Clifton Anthony Heaven



Landlords

Tenants

Amrita Bains and Varinder Bains (the 'Landlords') applied for an order to terminate the tenancy and evict Julie-Ann Fearon, Sean Linburgh Groves and Clifton Anthony Heaven (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

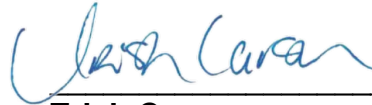
1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of July 4, 2023 and the Tenants did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenants did not move out of the rental unit by the termination date, the Landlords was required to file the application to obtain vacant possession. Therefore, the Tenants are responsible for paying the Landlords for the \$186.00 application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before July 30, 2023.
2. If the unit is not vacated on or before July 30, 2023, then starting July 31, 2023, the Landlords 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 Landlords on or after July 31, 2023.
4. The Tenants shall pay to the Landlords \$186.00, for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 30, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 31, 2023 at 6.00% annually on the balance outstanding.

July 19, 2023
Date Issued



Trish Carson

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenants have until July 29, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenants file the motion by July 29, 2023 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 31, 2024 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.