



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

**Citation:** SOUSTEK v BYSTRZYCKI, 2023 ONLTB 16527

**Date:** 2023-01-25

**File Number:** LTB-L-005617-23

**In the matter of:** 6, 65 TANNERY STREET WEST  
CAMBRIDGE ON N3C1H2

**Between:** CHAMPA SOUSTEK Landlords  
JAROSLAV SOUSTEK

**And**

CARLA BYSTRZYCKI Tenant

Champa Soustek and Jaroslav Soustek (the 'Landlords') applied for an order to terminate the tenancy and evict Carla Bystrzycki (the 'Tenant') because the because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and the Tenant signed an agreement to terminate the tenancy as of December 31, 2022.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlords were required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlords for the \$201.00 application filing fee incurred.

**It is ordered that:**

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before February 5, 2023.
2. If the unit is not vacated on or before February 5, 2023, then starting February 6, 2023, 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 February 6, 2023.
4. The Tenant shall pay to the Landlord \$201.00, for the cost of filing the application.

2023 ONLTB 16527 (CanLII)



5. If the Tenant does not pay the Landlord the full amount owing on or before February 5, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 6, 2023 at 5.00% annually on the balance outstanding.

**January 25, 2023**  
**Date Issued**

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**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 tenant has until February 4, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by February 4, 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 August 6, 2023 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.