



Order under Section 77 Residential Tenancies Act, 2006

Citation: Mahajan v Laird, 2023 ONLTB 46149

Date: 2023-06-30

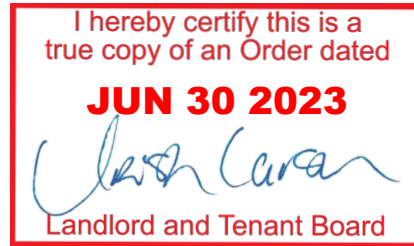
File Number: LTB-L-045898-23

In the matter of: 98 MACBEAN CRES
WATERDOWN ON L8B0S4

Between: Ashish Mahajan

And

James Laird
Timothy MacIntyre



Landlord

Tenants

Ashish Mahajan (the 'Landlord') applied for an order to terminate the tenancy and evict James Laird and Timothy MacIntyre (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlord notice to terminate the tenancy effective June 30, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before July 11, 2023.
2. If the unit is not vacated on or before July 11, 2023, then starting July 12, 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 July 12, 2023.

June 30, 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 10, 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 10, 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 12, 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.