



Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-21656-21

In the matter of: LOWER UNIT, 12 ELDERBERRY ROAD
THOROLD ON L2V5G6

Between: Ning Fu Landlords
C/o Forge Premium Real Estate

and

Liiban Noor Tenants
Philip Henok

Ning Fu and C/o Forge Premium Real Estate (the 'Landlords') applied for an order to terminate the tenancy and evict Philip Henok and Liiban Noor (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlords and the Tenants signed an agreement to terminate the tenancy as of April 30, 2021 and the Tenants 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 Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 25, 2021.
2. The Tenants shall pay to the Landlords \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before May 25, 2021, they will start to owe interest. This will be simple interest calculated from May 26, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before May 25, 2021, then starting May 26, 2021, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 26, 2021.

6. **This order terminates the tenancy and permits the Landlord to file the order with Court Enforcement Office (Sheriff) to evict the Tenant. However, as of the date this order was issued, the Sheriff cannot enforce this order as a result of Ontario Regulation 266/21 made under the Emergency Management and Civil Protection Act on April 8, 2021. The Tenant cannot be evicted from the rental unit while this regulation is in force. Eviction by the Sheriff may occur after the regulation is removed by the Ontario Government. Further information is available on the LTB's website.**

May 14, 2021
Date Issued



Kimberly Parish
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

The tenant has until May 24, 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 May 24, 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 November 26, 2021 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.