



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-17877-21

In the matter of: BASEMENT, 2 ORTON PARK ROAD
TORONTO ON M1G3G1

Between: Aziz-UI-Haq Qureshi Landlord

And

Khurana Bharti Tenants
Nohria Nikhil

Aziz-UI-Haq Qureshi (the 'Landlord') applied for an order to terminate the tenancy and evict Nohria Nikhil and Khurana Bharti (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 June 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 Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 25, 2021.
2. If the unit is not vacated on or before July 25, 2021, then starting July 26, 2021, 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 26, 2021.

July 14, 2021

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Anna Solomon

Member, Landlord and Tenant Board

The tenant has until July 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 July 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 January 26, 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.