



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-35248-21

In the matter of: 372 HANDLEY CRESCENT
NEWMARKET ON L3Y4T4

Between: Yang Han Landlord

and

Paula Maria Lucas De Andrade Tenant

On October 8, 2021, Yang Han (the 'Landlord') applied for an order to terminate the tenancy and evict Paula Maria Lucas De Andrade (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of October 15, 2021.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 20, 2021.
2. If the unit is not vacated on or before November 20, 2021, then starting November 21, 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 November 21, 2021.

November 9, 2021
Date Issued

Nicola Mulima
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenant has until November 19, 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 November 19, 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 May 21, 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.