

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

**File Number:** TNL-36308-21

**In the matter of:** 265 JAMES AVENUE  
NEWMARKET ON L3Y4R9

**Between:** Fangzhou Lin Landlord  
  
**and**  
  
Katie Anne Mason Steff Tenant

Fangzhou Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Katie Anne Mason Steff (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

**Determinations:**

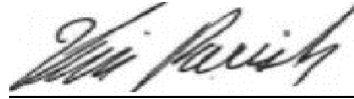
1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of November 21, 2021 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 16, 2022.
2. The Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 16, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2022 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before January 16, 2022, then starting January 17, 2022, the Landlord 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 Landlord on or after January 17, 2022.

**January 5, 2022**

**Date Issued**



Kimberly Parish  
Member, Landlord and Tenant Board

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

The tenant has until January 15, 2022 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 January 15, 2022 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 July 17, 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.