

Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-36375-21

In the matter of: BASEMENT, 100 COOPERAGE CRES
RICHMOND HILL ON L4C9M1

Between: Jing Liu Landlord

and

Sarah-jane Doncaster Tenant

Jing Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah-jane Doncaster (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 December 31, 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 as of January 06, 2022. The Tenant must move out of the rental unit on or before January 17, 2022.
2. If the unit is not vacated on or before January 17, 2022, then starting January 18, 2022, 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 January 18, 2022.
4. The tenant has until January 16, 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.
5. In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 18, 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.



January 6, 2022
Date Issued

Daniel Berube
Member, Landlord and Tenant Board

Toronto North-RO
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.