



Order under Section 77
Residential Tenancies Act, 2006

File Number: HOL-12803-21

In the matter of: 24 SCHWALM CRESCENT
TOTTENHAM ON L0G1W4

Between: Michael Vaia Landlords
Sebastian Vaia

and

Kyla Kovacs Tenant

Michael Vaia and Sebastian Vaia (the 'Landlords') applied for an order to terminate the tenancy and evict Kyla Kovacs (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlords and the Tenant signed an agreement to terminate the tenancy as of November 30, 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 Landlords and the Tenant is terminated. 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 Landlords 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 Landlords on or after January 18, 2022.

January 6, 2022
Date Issued

Vladislav Shustov
Member, Landlord and Tenant Board

Head Office

777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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 16, 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 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.