



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

**File Number:** EAL-99133-21

**In the matter of:** 27W, 1411 MORISSET AVENUE  
OTTAWA ON K1Z8H3

**Between:** Global Properties Limited Landlord

**and**

Luke Imbleau Tenant

Global Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Luke Imbleau (the 'Tenant') because the Tenant gave a notice to terminate the tenancy.


**Determinations:**

1. The Tenant gave the Landlord a notice to terminate the Tenant's tenancy effective November 23, 2021 and the Tenant did not move out of the rental unit by the termination date set out in the notice.

**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 25, 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 25, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 26, 2022 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before January 25, 2022, then starting January 26, 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 26, 2022.

**January 14, 2022**  
**Date Issued**



**Jim McMaster**  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

The tenant has until January 24, 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 24, 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 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.