



Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-21801-21

In the matter of: 54, 151 LINWELL ROAD
ST.CATHARINES ON L2N6P3

Between: George Spartinos Landlord

and

Gabriel Thomas Tenant

George Spartinos (the 'Landlord') applied for an order to terminate the tenancy and evict Gabriel Thomas (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 May 1, 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 June 1, 2021.
2. If the unit is not vacated on or before June 1, 2021, then starting June 2, 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 June 2, 2021.
4. **This order terminates the tenancy and permits the Landlord to file the order with Court Enforcement Office (Sheriff) to evict the Tenant. However, as of the date this order was issued, the Sheriff cannot enforce this order as a result of Ontario Regulation 266/21 made under the *Emergency Management and Civil Protection Act* on April 8, 2021. The Tenant cannot be evicted from the rental unit while this regulation is in force. Eviction by the Sheriff may occur after the regulation is**

removed by the Ontario Government. Further information is available on the LTB's website.

May 21, 2021
Date Issued



Michelle Tan
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

The tenant has until May 31, 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 May 31, 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 December 2, 2021 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.