



Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-25535-21

In the matter of: 316, 385 VINE STREET
ST CATHARINES ON L2M 6W4

Between: Q Res V Operating LP Landlord

and

Emma Krzyworaczka Tenants
Gabriel Krzyworaczka

Q Res V Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Emma Krzyworaczka and Gabriel Krzyworaczka (the 'Tenants') because the Tenants gave a notice to terminate the tenancy.


Determinations:

1. The Tenants gave the Landlord a notice to terminate their tenancy effective September 30, 2021 and they 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 Tenants is terminated. The Tenants must move out of the rental unit on or before December 6, 2021.
2. The Tenants shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 6, 2021, they will start to owe interest. This will be simple interest calculated from December 7, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before December 6, 2021, then starting December 7, 2021, 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 December 7, 2021.

November 25, 2021
Date Issued



Jim McMaster
Member, Landlord and Tenant Board

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

The tenants have until December 5, 2021 to file a motion with the Board to set aside the order under s. 77(6) of the Act. If the tenants file the motion by December 5, 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 June 7, 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.