



Order under Section 77  
Residential Tenancies Act, 2006

File Number: SWL-45997-20

**In the matter of:** 39, 1331 MAJOR MACKENZIE DRIVE WEST  
MAPLE ON L6A 4W4

**Between:** Jonathan Cohen

Landlord

and

Ela Sokolov

Tenant



Jonathan Cohen (the 'Landlord') applied for an order to terminate the tenancy and evict Ela Sokolov (the 'Tenant') because the Tenant gave a notice to terminate the tenancy.

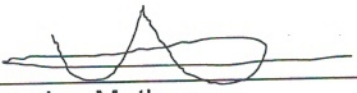
**Determinations:**

1. The Tenant gave the Landlord a notice to terminate the Tenant's tenancy effective October 31, 2020.

**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 October 31, 2020.
2. If the unit is not vacated on or before October 31, 2020, then starting November 1, 2020, 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 November 1, 2020.

**October 1, 2020**  
**Date Issued**

  
**Lorraine Mathers**  
Member, Landlord and Tenant Board

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

The Tenant has until October 11, 2020 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 October 11, 2020 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 May 1, 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.