



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

Citation: Pourkarim v Reid, 2023 ONLTB 63102

Date: 2023-09-19

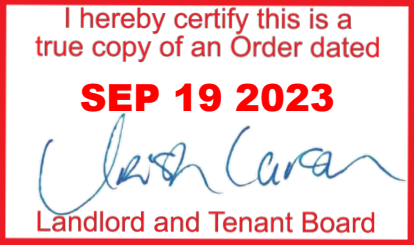
File Number: LTB-L-070691-23

In the matter of: G305, 35 STRANGFORD LANE
SCARBOROUGH ON M1L0E5

Between: Milad Pourkarim

And

Lori-Ann Reid
Curline Cynthia Reid



Landlord

Tenants

Milad Pourkarim (the 'Landlord') applied for an order to terminate the tenancy and evict Lori-Ann Reid and Curline Cynthia Reid (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.


Determinations:

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of October 30, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filling fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before October 30, 2023.
2. If the unit is not vacated on or before October 30, 2023, then starting October 31, 2023, 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 October 31, 2023.

September 19, 2023
Date Issued



Trish Carson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenant has until September 29, 2023, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by September 29, 2023, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on April 30, 2024, 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.