



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-34301-21

In the matter of: 27 VALEMOUNT WAY
AURORA ON L4G7S7

Between: Shen Yu Landlord

and

John Dewhurst Tenants
Tanya Kottaris

Shen Yu (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Kottaris and John Dewhurst (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlord and the Tenants signed an agreement to terminate the tenancy as of December 1, 2021.

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 1, 2021.
2. If the unit is not vacated on or before December 1, 2021, then starting December 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 December 2, 2021.

September 1, 2021
Date Issued

Kimberly Parish
Member, Landlord and Tenant Board

2021 CanLII 130250 (ON LTB)

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenants have until September 11, 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 September 11, 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 2, 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.