



Order under Section 77
Residential Tenancies Act, 2006

File Number: TSL-24966-21

In the matter of: BASEMENT, 264 INDIAN ROAD
TORONTO ON M6R2X2

Between: John David Blainey Landlord

and

Carol Sterne Tenants
Gordon Hannah

On October 22, 2021, John David Blainey (the 'Landlord') applied for an order to terminate the tenancy and evict Gordon Hannah and Carol Sterne (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.
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 filing fee as costs.

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 10, 2021.
2. If the unit is not vacated on or before December 10, 2021, then starting December 11, 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 11, 2021.

November 29, 2021
Date Issued

Michael Di Salle

Michael Di Salle

Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

The tenant has until December 9, 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 December 9, 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 11, 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.