



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-18887-21

In the matter of: 21 MELCHIOR DRIVE
SCARBOROUGH ON M1E3W3

Between: Stella Lesle
Sivapatham Legal Services PC

Landlords

and

Ioana Beckford

Tenant

Stella Lesle and Sivapatham Legal Services PC (the 'Landlords') applied for an order to terminate the tenancy and evict Ioana Beckford (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlords and the Tenant signed an agreement to terminate the tenancy as of August 14, 2021 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 7, 2021.
2. The Tenant shall pay to the Landlords \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing on or before September 7, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 8, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before September 7, 2021, then starting September 8, 2021, the Landlords 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 Landlords on or after September 8, 2021.

August 27, 2021
Date Issued

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until September 6, 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 6, 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 March 8, 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.