



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

**File Number:** SOL-25665-21

**In the matter of:** 1861 UPPER JAMES STREET  
HAMILTON ON L9B1K8

**Between:** 1892471 Ontario Inc.

Landlord

**and**

Robert Bignell  
Valeska Isla

Tenants

On October 22, 2021, 1892471 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Valeska Isla and Robert Bignell (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 April 30, 2022.
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 April 30, 2022.
2. If the unit is not vacated on or before April 30, 2022, then starting May 1, 2022, 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 May 1, 2022.

**November 29, 2021**  
**Date Issued**

*Michael Di Salle*

Michael Di Salle  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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 November 1, 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.