



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

**File Number:** TEL-21085-21

**In the matter of:** 34 MAFEKING CRESCENT  
SCARBOROUGH ON M1G2W8

**Between:** Ben Sega Landlord

**and**

Mohua Islam Tenant

Ben Sega (the 'Landlord') applied for an order to terminate the tenancy and evict Mohua Islam (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

**Determinations:**

1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of February 28, 2022.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2022.
2. If the unit is not vacated on or before February 28, 2022, then starting March 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 March 1, 2022.

**December 10, 2021**  
**Date Issued**

  
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Dawn Wickett  
Member, Landlord and Tenant Board

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

The tenant has until December 20, 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 20, 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 September 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.