



Order under Section 77
Residential Tenancies Act, 2006

File Number: EAL-95215-21

In the matter of: 103, 107 COMPTON ST
KINGSTON ON K7K5Z5

Between: Skyline Living Landlord

and

Leah Mccoubrey Tenants
Thomas Jaiden Dias

Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Leah Mccoubrey and Thomas Jaiden Dias (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 March 31, 2021 and the Tenants 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 Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 29, 2021.
2. The Tenants shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 29, 2021, they will start to owe interest. This will be simple interest calculated from May 30, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before May 29, 2021, then starting May 30, 2021, the Landlord 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 Landlord on or after May 30, 2021.



Sonia Anwar-Ali
Member, Landlord and Tenant Board

May 18, 2021
Date Issued

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

The tenant has until May 28, 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 May 28, 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 30, 2021 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.

This order terminates the tenancy and permits the Landlord to file the order with Court Enforcement Office (Sheriff) to evict the Tenant. However, as of the date this order was issued, the Sheriff cannot enforce this order as a result of Ontario Regulation 266/21 made under the *Emergency Management and Civil Protection Act* on April 8, 2021. The Tenant cannot be evicted from the rental unit while this regulation is in force. Eviction by the Sheriff may occur after the regulation is removed by the Ontario Government. Further information is available on the LTB's website.