



Tribunals Ontario

Landlord and Tenant Board

Order under Section 77
Residential Tenancies Act, 2006

File Number: TSL-25863-21

In the matter of: LOWER LEVEL, 722 GLADSTONE AVENUE
TORONTO ON M6H3J4

Between: Fernando Costa Landlords
Lucy Costa
Tina Cabral

and

Summer Gautreau Tenant

Fernando Costa, Lucy Costa and Tina Cabral (the 'Landlords') applied for an order to terminate the tenancy and evict Summer Gautreau (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. In the application filed by the Landlord, the Landlord states that the agreed date to terminate the tenancy is September 13, 2021.
2. The application was filed on October 29, 2021.
3. The *Residential Tenancies Act* states that the application must be filed within 30 days of any termination, therefore this application is filed out of time and is hereby dismissed.

It is ordered that:

1. The Landlords' application is dismissed.

December 14, 2021
Date Issued

Jim McMaster
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor

Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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