



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

**File Number:** EAL-95979-21

**In the matter of:** 26, 384 MACLAREN STREET  
OTTAWA ON K2P0M8

**Between:** District Realty Management Landlord

**and**

Arnold Orloff Tenant

District Realty Management (the 'Landlord') applied for an order to terminate the tenancy and evict Arnold Orloff (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 June 30, 2021.

**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 June 30, 2021.
2. If the unit is not vacated on or before June 30, 2021, then starting July 1, 2021, 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 July 1, 2021.

**June 15, 2021**  
**Date Issued**

*Michael Di Salle*

Michael Di Salle  
Member, Landlord and Tenant Board

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

The tenant has until June 25, 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 June 25, 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 January 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.