Tribunals Ontario
Landlord and Tenant Board

Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-21043-21

In the matter of: 32, 401 WENTWORTH STREET WEST
OSHAWA ON L1J6J1

Between: Senthooran Lingesparan   Landlords
12833948 Canada Inc

and

Aaron Kelsie   Tenants
Denise Kelsie

Senthooran Lingesparan and 12833948 Canada Inc (the 'Landlords') applied for an order to terminate the tenancy and evict Denise Kelsie and Aaron Kelsie (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlords and the Tenants signed an agreement to terminate the tenancy as of December 4, 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 Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before December 21, 2021.

2. If the unit is not vacated on or before December 21, 2021, then starting December 22, 2021, the Landlords 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 Landlords on or after December 22, 2021.

December 10, 2021
Date Issued

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Sean Henry
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 June 22, 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.