



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

**File Number:** TNL-34097-21

**In the matter of:** 6, 2402 DUFFERIN STREET  
TORONTO ON M6E2S8

**Between:** 2796661 Ontario Inc.

Landlord

**and**

Sandra Anesetti  
All Occupant(s)

Tenants

2796661 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Anesetti and All Occupant(s) (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 October 31, 2021.

**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 October 31, 2021.
2. If the unit is not vacated on or before October 31, 2021, then starting November 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 November 1, 2021.

**August 25, 2021**  
**Date Issued**

**Michael Di Salle**

Michael Di Salle  
Member, Landlord and Tenant Board

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N5X5

The tenant has until September 6, 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 September 6, 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 May 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.