



Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-25689-21

In the matter of: B, 13 CHURCH STREET EAST
ACTON ON L7J1K3

Between: Edmond Ruttan Landlord

And

William Wood Tenant

On October 26, 2021, Edmond Ruttan (the 'Landlord') applied for an order to terminate the tenancy and evict William Wood (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 October 18, 2021 and the Tenant 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 Tenant is terminated. The Tenant must move out of the rental unit on or before December 12, 2021.
2. The Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before December 12, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 13, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before December 12, 2021, then starting December 13, 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 December 13, 2021.

December 1, 2021
Date Issued

Jim McMaster
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

The tenant has until December 11, 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 11, 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 13, 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.