



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

**File Number:** SOL-26545-21

**In the matter of:** 143 ALICE STREET  
BRANTFORD ON N3S5B9

**Between:** Calvin Postma Landlord

**and**

Kara Dean Tenant

Calvin Postma (the 'Landlord') applied for an order to terminate the tenancy and evict Kara Dean (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 November 1, 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 21, 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 21, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 22, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before December 21, 2021, then starting December 22, 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 22, 2021.



**December 10, 2021**

**Date Issued**

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Anna Solomon

Member, Landlord and Tenant Board

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

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.