



Order under Section 78(6)
Residential Tenancies Act, 2006

File Number: TSL-24916-21

In the matter of: 410, 763 WOODBINE AVENUE
TORONTO ON M4E2J4

Between: Beach Hill Apartments Limited c/o Realstar
Management Partnership

Landlord

and

Kyle Robinson
Pamela Robinson
Zamzam Mohamed

Tenants

Beach Hill Apartments Limited C/o Realstar Management Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Robinson, Pamela Robinson and Zamzam Mohamed (the 'Tenants') because the Tenants failed to meet a condition specified in the order issued by the Board on March 31, 2021 with respect to application TSL-17987-20.

Determinations:

1. The order provided that the Landlord could apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants did not meet certain condition(s) specified in the order.
2. I find that the Tenants have not met the following condition specified in the order: The Tenants failed to pay the lawful monthly rent on or before October 1, 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 November 28, 2021.
2. If the unit is not vacated on or before November 28, 2021, then starting November 29, 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 29, 2021.

November 17, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

The tenant has until November 27, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by November 27, 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 29, 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.