



Order under Section 77
Residential Tenancies Act, 2006

File Number: EAL-97638-21

In the matter of: 1702, 2871 RICHMOND ROAD
OTTAWA ON K2B8M5

Between: Nigel Eastman Landlord

and

Diala Ibrahim (Khalil) Tenants
Karim Khalil

Nigel Eastman (the 'Landlord') applied for an order to terminate the tenancy and evict Diala Ibrahim (khalil) and Karim Khalil (the 'Tenants') because the Tenants gave a notice to terminate the tenancy.

Determinations:

1. The Tenants gave the Landlord a notice to terminate their tenancy effective April 1, 2021 and they did not move out of the rental unit by the termination date set out in the notice.

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 4, 2021.
2. The Tenants shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before October 3, 2021, they will start to owe interest. This will be simple interest calculated from October 4, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before October 4, 2021, then starting October 5, 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 October 5, 2021.

September 23, 2021
Date Issued

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

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

The tenant has until October 3, 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 October 3, 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 April 5, 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.