



Order under Section 77
Residential Tenancies Act, 2006

File Number: TSL-24965-21

In the matter of: 2ND FLOOR APT, 3085 DUNDAS STREET WEST
TORONTO ON M6P1Z9

Between: Steve Zajaczkiwsky Landlords
Terry Zajaczkowski

and

Christina Burow Tenants
Michelle Barker

2021 CanLII 144688 (ON LTB)

On October 22, 2021, Steve Zajaczkiwsky and Terry Zajaczkowski (the 'Landlords') applied for an order to terminate the tenancy and evict Christina Burow and Michelle Barker (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlords and the Tenants signed an agreement to terminate the tenancy as of February 28, 2022.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2022.
2. If the unit is not vacated on or before February 28, 2022, then starting March 1, 2022, the Landlords 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 Landlords on or after March 1, 2022.

November 29, 2021
Date Issued

Kimberly Parish
Member, Landlord and Tenant Board

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

The tenant has until December 9, 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 9, 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 September 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.