



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

**File Number:** SOL-23850-21

**In the matter of:** B2, 136 WHITNEY AVENUE  
HAMILTON ON L8S2G7

**Between:** Spotted Properties Inc Landlord

**and**

Mason Heffler Tenant

Spotted Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mason Heffler (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 August 31, 2021.

**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 September 5, 2021.
2. If the unit is not vacated on or before September 5, 2021, then starting September 6, 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 September 6, 2021.

**August 25, 2021**  
**Date Issued**

Kimberly Parish  
Member, Landlord and Tenant Board

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

The tenant has until September 6, 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 September 6, 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 March 6, 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.