



Tribunals Ontario

Landlord and Tenant Board

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

File Number: EAL-98339-21

In the matter of: 2BDRM VINYL HOUSE, 4788A BRITON-
HOUGHTON BAY ROAD
PORTLAND ON K0G1V0

Between: Mary Greer Landlord

and

Stephen Green Tenant

Mary Greer (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Green (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on September 14, 2021 with respect to application EAL-95096-21.

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 Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following condition specified in the order: The Tenant failed to remove the greenhouse on or before September 30, 2021.

It is ordered that:

1. Order EAL-95096-21 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 6, 2021.
3. If the unit is not vacated on or before December 6, 2021, then starting December 7, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 7, 2021.

November 25, 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 December 5, 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 December 5, 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 7, 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.

