



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

**Citation:** BOSAR SERVICE v JAMES, 2023 ONLTB 15327

**Date:** 2023-01-18

**File Number:** LTB-L-076665-22

**In the matter of:** 378 HURONTARIO STREET  
COLLINGWOOD ON L9Y2M8

**Between:** BOSAR SERVICE Landlord

**And**

BRANDON JAMES Tenant

BOSAR SERVICE (the 'Landlord') applied for an order to terminate the tenancy and evict BRANDON JAMES (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The application was heard on January 11, 2023. Only the Landlord's representative Christina Depalma attended the hearing.

### **Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of November 30, 2022 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. No evidence was presented to consider delaying or denying the termination of the tenancy.

### **It is ordered that:**

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before January 29, 2023.
2. If the unit is not vacated on or before January 29, 2023, then starting January 30, 2023, 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 January 30, 2023.



**January 18, 2023**

**Date Issued**

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Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

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 July 30, 2023 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.