



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-33297-21

In the matter of: UNIT, 282 PALMER AVENUE
RICHMOND HILL ON L4C1P3

Between: Michael Tricarilo Landlord

and

Zahra Elahi Tenant

Michael Tricarilo (the 'Landlord') applied for an order to terminate the tenancy and evict Zahra Elahi (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 30, 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 12, 2021.
2. If the unit is not vacated on or before September 12, 2021, then starting September 13, 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 13, 2021.

September 1, 2021
Date Issued

Kimberly Parish
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenant has until September 11, 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 11, 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 13, 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.