

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

**File Number:** TNL-36372-21

**In the matter of:** 1603, 3077 WESTON ROAD  
TORONTO ON M9M3A1

**Between:** Junior Thomas Landlords  
Lori Anne Thomas

**and**

Alice Fahel Tenants  
Fatina Fahel  
Nelly Fahel  
Yousef Fahel

Junior Thomas and Lori Anne Thomas (the 'Landlords') applied for an order to terminate the tenancy and evict Fatina Fahel, Nelly Fahel, Yousef Fahel and Alice Fahel (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 January 1, 2022, and the Tenants did not move out of the rental unit by the termination date set out in the agreement.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated as of January 06, 2022. The Tenants must move out of the rental unit on or before January 17, 2022.
2. If the unit is not vacated on or before January 17, 2022, then starting January 18, 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 January 18, 2022.
4. The tenant has until January 16, 2022 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 January 15, 2022 the order will be stayed, and the Board will schedule a hearing.

5. In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 18, 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.



**January 6, 2022**  
**Date Issued**

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Daniel Berube  
Member, Landlord and Tenant Board

Toronto North-RO  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.