



Order under Section 77
Residential Tenancies Act, 2006

File Number: HOL-12289-21

In the matter of: 36 JUDY SGRO AVENUE
TORONTO ON M3L0B1

Between: 1896186 Ontario Inc.

Landlord

and

Nelly Delgado Martinez

Tenant

On October 6, 2021, 1896186 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nelly Delgado Martinez (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 with effective termination date October 24, 2021.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

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 November 12, 2021 (standard 11 days from the issuance date of this order).
2. If the unit is not vacated on or before November 12, 2021, then starting November 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 November 13, 2021.

November 1, 2021
Date Issued



Michelle Tan
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

The tenant has until November 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 November 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 May 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.