



Order under Section 77
Residential Tenancies Act, 2006

File Number: TSL-23479-21

In the matter of: BASEMENT, 117 EARLSCOURT AVENUE
TORONTO ON M6E4A8

Between:	Simon La	Landlord
	and	
	Justin Parry Pauline Morrison	Tenants

Simon La (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Morrison and Justin Parry (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlord and the Tenants signed an agreement to terminate the tenancy as of August 31, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2021.
2. If the unit is not vacated on or before August 31, 2021, then starting September 1, 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 1, 2021.

August 17, 2021
Date Issued



 Kimberly Parish
 Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

The Tenants have until August 27, 2021 to file a motion with the Board to set aside the order under s. 77(6) of the Act. If the Tenants file the motion by August 27, 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 1, 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.