



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-17082-21

In the matter of: 85 BOND STREET WEST
OSHAWA ON L1G1A6

Between: Ahmed Qureshi Landlords
Afroz Azher Mohammed

and

Ivan M Shaw Tenant

Ahmed Qureshi and Afroz Azher Mohammed (the 'Landlords') applied for an order to terminate the tenancy and evict Ivan M Shaw (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:


1. The Landlords and the Tenant signed an agreement to terminate the tenancy as of April 30, 2021 and the Tenant 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 Tenant is terminated. The Tenant must move out of the rental unit on or before June 12, 2021.
2. The Tenant shall pay to the Landlords \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing on or before June 12, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 12, 2021, then starting June 13, 2021, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 13, 2021.
6. This order terminates the tenancy and permits the Landlord to file the order with Court Enforcement Office (Sheriff) to evict the Tenant. However, as of the date this order was issued, the Sheriff cannot enforce this order as a result of Ontario Regulation 266/21 made under the *Emergency Management and Civil Protection Act* on April 8, 2021. The

Tenant cannot be evicted from the rental unit while this regulation is in force. Eviction by the Sheriff may occur after the regulation is removed by the Ontario Government. Further information is available on the LTB's website.

June 1, 2021
Date Issued



Jim McMaster
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until June 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 June 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 December 13, 2021 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.