



Tribunals Ontario

Landlord and Tenant Board

Order under Section 77
Residential Tenancies Act, 2006

File Number: TSL-25864-21

In the matter of: LOWER LEVEL, 722 GLADSTONE AVENUE
TORONTO ON M6H3J4

Between: Tina Cabral
Fernando Costa
Lucy Costa

Landlords

and

Suzanne Gautreau

Tenant

Tina Cabral, Fernando Costa and Lucy Costa (the 'Landlords') applied for an order to terminate the tenancy and evict Suzanne Gautreau (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The form that the Landlord is relying on to enforce the termination in this case is a brief email from the Tenant.
2. At no time during the email is the address of the unit described and it is not on a form as allowed by the *Residential Tenancies Act* therefore this application has been dismissed.

It is ordered that:

1. The Landlords' application is dismissed.

December 14, 2021
Date Issued

Jim McMaster
Member, Landlord and Tenant Board

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

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

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