Tribunals Ontario
Landlord and Tenant Board

Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-23691-21

In the matter of: 138D, 468 OTTAWA STREET NORTH
HAMILTON ON L8H4A6

Between: 468 Ottawa North Residences Corp   Landlord

and

Sandy King   Tenant

468 Ottawa North Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Sandy King (the 'Tenant') because the Tenant gave a notice to terminate the tenancy.

Determinations:

1. The Tenant gave the Landlord a notice to terminate the Tenant's tenancy effective August 31, 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 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 13, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

The tenant has until August 23, 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 August 23, 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.