



Order under Section 77  
**Residential Tenancies Act, 2006**

**File Number:** SWL-57105-21

**In the matter of:** 225 SHAKESPEARE DRIVE  
WATERLOO ON N2L2T5

**Between:** Doug Minaker Landlord

**and**

Allan Jacobson Tenants  
James McQueen

Doug Minaker (the 'Landlord') applied for an order to terminate the tenancy and evict James McQueen and Allan Jacobson (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 December 3, 2021 and the Tenants 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 Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before December 21, 2021.
2. If the unit is not vacated on or before December 21, 2021, then starting December 22, 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 December 22, 2021.

**December 10, 2021**  
**Date Issued**

**Jim McMaster**  
Member, Landlord and Tenant Board

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

The tenant has until December 20, 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 December 20, 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 June 22, 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.