



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

**File Number:** TSL-21878-21

**In the matter of:** 315 HIGHFIELD ROAD  
TORONTO ON M4L2V4

**Between:** Thomas Murdoch Wilson Landlord

**and**

Adam Robinson Tenant

Thomas Murdoch Wilson (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Robinson (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

**Determinations:**

1. The Landlord and the Tenant signed an agreement to terminate the tenancy as of July 1, 2021.

**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 July 1, 2021.
2. If the unit is not vacated on or before July 1, 2021, then starting July 2, 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 July 2, 2021.
4. 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.

**May 14, 2021**  
**Date Issued**

*Michael Di Salle*

Michael Di Salle  
Member, Landlord and Tenant Board

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

The tenant has until May 24, 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 May 24, 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 January 2, 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.