



Order under Section 77
Residential Tenancies Act, 2006

File Number: TNL-35499-21

In the matter of: 205, 15 ERSKINE AVENUE
TORONTO ON M4P1Y5

Between: Rasda Holdings Ltd. o/a Erskine Towers Landlord

and

James Andrew Beston Tenant

Rasda Holdings Ltd. O/a Erskine Towers (the 'Landlord') applied for an order to terminate the tenancy and evict James Andrew Beston (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 September 30, 2021 and the Tenant did not move out of the rental unit by the termination date set out in the notice.

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 December 12, 2021.
2. The Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before December 11, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 12, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before December 12, 2021, then starting December 13, 2021, the Landlord 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 Landlord on or after December 13, 2021.

December 1, 2021
Date Issued



Kimberly Parish
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenant has until December 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 December 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 June 13, 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.