



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

**File Number:** TEL-16817-21

**In the matter of:** 804 RODNEY COURT  
OSHAWA ON L1G6V7

**Between:** Sharon Linton Landlords  
Anthony Linton

**and**

Jennifer Sarazin Gillespie Tenants  
Jimmy McCarthy

Sharon Linton and Anthony Linton (the 'Landlords') applied for an order to terminate the tenancy and evict Jimmy McCarthy and Jennifer Sarazin Gillespie (the 'Tenants') because the Tenants gave a notice to terminate the tenancy.

**Determinations:**

1. The Tenants gave the Landlords a notice to terminate their tenancy effective July 31, 2021.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2021.
2. If the unit is not vacated on or before July 31, 2021, then starting August 1, 2021, the Landlords 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 Landlords on or after August 1, 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 East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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 February 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.