



Order under Section 77
Residential Tenancies Act, 2006

File Number: TEL-19999-21

In the matter of: 263 FOSTER AVENUE
BELLEVILLE ON K8N3R6

Between: Fairen Moore Landlord

and

Sherry Vos Tenant

On October 5, 2021, Fairen Moore (the 'Landlord') applied for an order to terminate the tenancy and evict Sherry Vos (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 November 1, 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 November 12, 2021 (standard 11 days from the issuance date of this order).
2. If the unit is not vacated on or before November 12, 2021, then starting November 13, 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 November 13, 2021.

November 1, 2021
Date Issued



Michelle Tan
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until November 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 November 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 May 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.