



Order under Section 77
Residential Tenancies Act, 2006

File Number: SOL-26676-21

In the matter of: 303, 4 CLEVELAND STREET
THOROLD ON L2V3K2

Between: Chris Tiller Landlord

and

Ben Ehrhardt Tenant

On December 6, 2021, Chris Tiller (the 'Landlord') applied for an order to terminate the tenancy and evict Ben Ehrhardt (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 November 30, 2021 and the Tenant 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 Tenant is terminated. The Tenant must move out of the rental unit on or before January 21, 2022.
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 January 21, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 22, 2022 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before January 21, 2022, then starting January 22, 2022, 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 January 22, 2022.

January 10, 2022
Date Issued



Vladislav Shustov
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

The tenant has until January 20, 2022 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 January 20, 2022 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 July 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.