



Order under Section 77
Residential Tenancies Act, 2006

File Number: HOL-11973-21

In the matter of: 51, 28 FIELDWAY ROAD
ETOBICOKE ON M8Z0E3

Between: Jordan Le Coche Landlord

and

Tomasz Blasik Tenant

On September 1, 2021, Jordan Le Coche (the 'Landlord') applied for an order to terminate the tenancy and evict Tomasz Blasik (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 September 30, 2021.
2. The Landlord's L3 application is based upon a valid notice of termination signed by the Tenant.
3. Where such a notice is given, the Landlord either before or after the termination date set out in the notice, has the right to seek an order prior to the termination date.
4. Costs of filing the application will not be granted where the Landlord chooses to seek a termination order prior to the termination date stated in the notice of termination. The Tenant will not be ordered to pay the costs of filing the application prior to the termination date.

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 October 2, 2021.
2. If the unit is not vacated on or before October 2, 2021, then starting October 3, 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 October 3, 2021.



Nicola Mulima
Member, Landlord and Tenant Board

September 21, 2021
Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

The tenant has until October 1, 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 October 1, 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 April 3, 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.