



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

**File Number:** HOL-12415-21

**In the matter of:** 309, 101 LOCKE ST  
HAMILTON ON L8P4AB

**Between:** Richard Sztramko  
2699277 Inc.

Landlords

**and**

Anteneh Kassa

Tenant

Richard Sztramko and 2699277 Inc. (the 'Landlords') applied for an order to terminate the tenancy and evict Anteneh Kassa (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

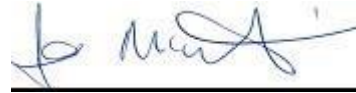
**Determinations:**

1. The Landlords and the Tenant signed an agreement to terminate the tenancy as of October 15, 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 Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 7, 2021.
2. The Tenant shall pay to the Landlords \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing on or before December 6, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 7, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before December 7, 2021, then starting December 8, 2021, the Landlords 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 Landlords on or after December 8, 2021.

**November 26, 2021**  
**Date Issued**



**Jim McMaster**  
Member, Landlord and Tenant Board

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

The tenant has until December 6, 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 6, 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 8, 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.