



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

**Citation:** Maison Canada v Bain, 2023 ONLTB 44288

**Date:** 2023-06-22

**File Number:** LTB-L-037844-23

**In the matter of:** 0702-0723, 185 King St. N.  
Waterloo ON N2J0E1

**Between:** Maison Canada Landlord

**And**

Johanna Bain Tenant

Maison Canada (the 'Landlord') applied for an order to terminate the tenancy and evict Johanna Bain (the 'Tenant').

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of August 27, 2023.
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 Tenant is terminated. The Tenant must move out of the rental unit on or before August 27, 2023
2. If the unit is not vacated on or before August 27, 2023, then starting August 28, 2023, 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 August 28, 2023.

**June 22, 2023**

**Date Issued**

**Trish Carson**

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenant has until July 2, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by July 2, 2023 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 28, 2024 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.