



Order under Section 77 Residential Tenancies Act, 2006

Citation: Gill v Hussein, 2023 ONLTB 38140

Date: 2023-05-17

File Number: LTB-L-036163-23

In the matter of: BASEMENT, 16105 HURONTARIO ST
CALEDON VILLAGE ON L7C2E5

Between: Arushdeep Gill
Gursharan Gill
Raghbir Singh

Landlords

And

Du'a Hussein Tenant

Arushdeep Gill, Gursharan Gill and Raghbir Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Du'a Hussein (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of June 30, 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 Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2023.
2. If the unit is not vacated on or before June 30, 2023, then starting July 1, 2023, the Landlords 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 Landlords on or after July 1, 2023.

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2023 ONL TB 38140 (CanLII)

May 17, 2023

Date Is sued

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 May 27, 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 May 27, 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 December 1, 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.

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