



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

Citation: 145 St George Apartments v Goody, 2023 ONLTB 37390

Date: 2023-05-16

File Number: LTB-L-034030-23

In the matter of: 1001, 145 ST. GEORGE ST
TORONTO ON M5R2M1

Between: 145 St George Apartments Landlord

And

Marvin Goody

Tenant

145 St George Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Marvin Goody (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective May 31, 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 May 31, 2023.
2. If the unit is not vacated on or before May 31, 2023, then starting June 1, 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 June 1, 2023.

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Toronto ON M7A 2G6

May 16, 2023

Date Issued

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15 Grosvenor Street, Ground Floor

Trish Carson

Member, Landlord and Tenant Board

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 26, 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 26, 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, 2023, 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.

