



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

**Citation:** John v Rahman Yahia Toma Al Qudah, 2023 ONLTB 37380

**Date:** 2023-05-16

**File Number:** LTB-L-033831-23

**In the matter of:** 1435 MICKLEBOROUGH DR London  
ON N6G5R5

**Between:** Saiju John Landlords  
Salphi John

**And**

Abdel Rahman Yahia Toma Al Qudah Tenants  
Ibrahim Al Omar  
Mohammed Basim Taeyab Al Omran

Saiju John and Salphi John (the 'Landlords ') applied for an order to terminate the tenancy and evict Abdel Rahman Yahia Toma Al Qudah, Ibrahim Al Omar, and Mohammed Basim Taeyab Al Omran (the 'Tenants ') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of April 30, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before May 27, 2023.
2. If the unit is not vacated on or before May 27, 2023, then starting May 28, 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 May 28, 2023.

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**May 16, 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 Tenants have 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 Tenants 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 November 28, 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.

