



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

Citation: Devonshire Properties Inc. v Alizadeh, 2023 ONLTB 37405

Date: 2023-05-15

File Number: LTB-L-034161-23

In the matter of: 414, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: Devonshire Properties Inc. Landlord

And

Anila Alizadeh Tenants
Frozan Alizadeh

Devonshire Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Anila Alizadeh and Frozan Alizadeh (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlord notice to terminate the tenancy effective 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 Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before May 26, 2023.
2. If the unit is not vacated on or before May 26, 2023, then starting May 27, 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 May 27, 2023.

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Toronto ON M7A 2G6

May 15, 2023

Date Issued

File Number: LTB-L-034161-23

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 Tenants have until May 25, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by May 25, 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 27, 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.

