



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

**Citation:** Precision Medicine Agency Inc v Violi, 2023 ONLTB 37329

**Date:** 2023-05-15

**File Number:** LTB-L-032978-23

**In the matter of:** UPPER, 183 RYKERT ST  
ST CATHARINES ON L2S2B5

**Between:** Precision Medicine Agency Inc Landlord

**And**

Angela Chiaravalle Tenants  
Christian Iudica  
Jesse Domanico  
Paolo Violi

Precision Medicine Agency Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Chiaravalle, Christian Iudica, Jesse Domanico and Paolo Violi (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 Landlord 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 Tenant 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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**May 15, 2023**

**Date Issued**

**File Number: LTB-L-032978-23**

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.

