



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

Citation: Morden v Hebert, 2023 ONLTB 37327

Date: 2023-05-15

File Number: LTB-L-032887-23

In the matter of: 397 SALISBURY ST
LONDON ON N5Y3B3

Between: Patrick Morden Landlords
Vanessa Field

And

David Hebert Tenants
Nichole Cartlidge

Patrick Morden and Vanessa Field (the 'Landlords') applied for an order to terminate the tenancy and evict David Hebert and Nichole Cartlidge (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 September 1, 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 September 1, 2023.

2. If the unit is not vacated on or before September 1, 2023, then starting September 2, 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 September 2, 2023.

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May 15, 2023

Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 March 2, 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.

