



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

**Citation:** Ogbaslase v Lopes, 2023 ONLTB 37323

**Date:** 2023-05-15

**File Number:** LTB-L-032970-23

**In the matter of:** 1, 151 KANE AVE YORK  
ON M6M3N3

**Between:** Goay Ogbaslase Landlords  
Temesgen Ogbaslase

**And**

Carla Padilha Tenants  
Neil Lopes

Goay Ogbaslase and Temesgen Ogbaslase (the 'Landlords') applied for an order to terminate the tenancy and evict Carla Padilha and Neil Lopes (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 Landlords 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 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 31, 2023.
2. If the unit is not vacated on or before May 31, 2023, then starting June 1, 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 June 1, 2023.

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2023 ONL TB 37323 (CanLII)

**May 15, 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 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 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.

