



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

Citation: 2015979 Ontario Ltd. v Bakhshi, 2023 ONLTB 36635

Date: 2023-05-12

File Number: LTB-L-027637-23

In the matter of: MAIN FLOOR UNIT, 111 BRAEMAR AVE TORONTO
ON M5P2L3

Between: 2015979 Ontario Ltd. Landlord

And

Rahim Bakhshi Tenants
Roya Bakhshi

2015979 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Rahim Bakhshi and Roya Bakhshi (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 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 23, 2023.
2. If the unit is not vacated on or before May 23, 2023, then starting May 24, 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 24, 2023.

File Number: LTB-L-027637-23

May 12, 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 22, 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 22, 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 24, 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.

