



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

**Citation:** Maria Fatima and Raymond Nywening c/o White Eagle Tradings Inc v Watson, 2023  
ONLTB 36620

**Date:** 2023-05-12

**File Number:** LTB-L-026588-23

**In the matter of:** C, 221 QUEEN ST  
STRATHROY ON N7G2H9

**Between:** Maria Fatima and Raymond Nywening c/o Landlord  
White Eagle Tradings Inc

**And**

Melissa Grace Watson Tenant

Maria Fatima and Raymond Nywening c/o White Eagle Tradings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Grace Watson (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of May 1, 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 Tenant is terminated. The Tenant 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.

Order Page 1 of 2

**File Number:** LTB-L-026588-23

**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 Tenant has 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 Tenant files 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.

