



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

Citation: Fatima v Jankowski, 2023 ONLTB 36646

Date: 2023-05-10

File Number: LTB-L-026593-23

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

Between: Maria Fatima and Raymond Nywening c/o Landlords
White Eagle Tradings Inc.

And

Justin Jankowski Tenant

Maria Fatima and Raymond Nywening c/o White Eagle Tradings Inc. (the 'Landlords') applied for an order to terminate the tenancy and evict Justin Jankowski (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 Landlords and Tenant entered into an agreement to terminate the tenancy as of June 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 Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2023.
2. If the unit is not vacated on or before June 30, 2023, then starting July 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 July 1, 2023.

May 10, 2023

Date Issued

Ian Speers

Associate Chair, Landlord and Tenant Board

Order Page 1 of 2

File Number: LTB-L-026593-23

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 20, 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 20, 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 22, 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.

