



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

Citation: Chen v Polisak, 2023 ONLTB 36458

Date: 2023-05-09

File Number: LTB-L-025363-23

In the matter of: 59, 310 Fall Fair Way
Binbrook ON L0R1C0

Between: Mo Chen Landlord

And

Kevin Polisak Tenants
Stephanie Polisak

Mo Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Polisak and Stephanie Polisak (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 June 15, 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 June 15, 2023.
2. If the unit is not vacated on or before June 15, 2023, then starting June 16, 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 June 16, 2023.

File Number: LTB-L-025363-23

May 9, 2023

Date Issued

Trish Carson

Member, Landlord and Tenants 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 has until May 19, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants files the motion by May 19, 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 16, 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.

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