



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

Citation: Delic v Eason, 2023 ONLTB 36440

Date: 2023-05-09

File Number: LTB-L-026395-23

In the matter of: 605, 225 MELVIN AVE
HAMILTON ON L8H2J9

Between: Jason Delic Landlord

And

Lloyd Eason Tenants
Mary Donahue

Jason Delic (the 'Landlord') applied for an order to terminate the tenancy and evict Lloyd Eason and Mary Donahue (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 March 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 Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before May 20, 2023.
2. If the unit is not vacated on or before May 20, 2023, then starting May 21, 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 21, 2023.

File Number: LTB-L-026395-23

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 have 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 file 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 November 21, 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.

