



Order under Section 77 Residential Tenancies Act, 2006

Citation: Gerrard Greenwood South East Holdings Inc. v Kowalski, 2023 ONLTB 35613

Date: 2023-05-09

File Number: LTB-L-023636-23

In the matter of: REAR UNIT, 1299 GERRARD ST E
TORONTO ON M4L1Y8

Between: Gerrard Greenwood South East Holdings
Inc.

Landlord

And

Cindy Hoffman
Dennis Kowalski

Tenants

Gerrard Greenwood South East Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Hoffman and Dennis Kowalski (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 1, 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.

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2023 ONL TB 35613 (CanLII)

May 9, 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 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 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.

