



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

Citation: Ahinave v Peimli, 2023 ONLTB 33919

Date: 2023-04-28

File Number: LTB-L-019504-23

In the matter of: UPPER HOUSE, 130 SURBRAY GROVE
MISSISSAUGA ON L5B2E1

Between: Nilesh Ahinave Landlord

And

Csaba Peimli Tenants
Csabane Peimli
Evelin Lakatos
Zoltan Toth

Nilesh Ahinave (the 'Landlord') applied for an order to terminate the tenancy and evict Csaba Peimli, Csabane Peimli, Evelin Lakatos and Zoltan Toth (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 1, 2023 and the Tenants did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenants did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenants are responsible for paying the Landlord for the \$186.00 application filing fee incurred.

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 9, 2023.

2. If the unit is not vacated on or before May 9, 2023, then starting May 10, 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 10, 2023.

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4. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before May 9, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 10, 2023 at 6.00% annually on the balance outstanding.

April 28, 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 8, 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 8, 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 10, 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.

