



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

**Citation:** Doneski v Vokey, 2023 ONLTB 33169

**Date:** 2023-04-27

**File Number:** LTB-L-017506-23

**In the matter of:** MAIN FLOOR AND UPSTAIRS, 30  
SPRINGFIELD DR  
MARKHAM ON L3S3H7

**Between:** Dimitrija Doneski Landlords  
Elena Doneski

**And**

Jamie Vokey Tenant

Dimitrija Doneski and Elena Doneski (the 'Landlords') applied for an order to terminate the tenancy and evict Jamie Vokey (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 July 1, 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 July 1, 2023.
2. If the unit is not vacated on or before July 1, 2023, then starting July 2, 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 2, 2023.

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**April 27, 2023**

**Date Issued**

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**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 tenant has until May 7, 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 7, 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 January 2, 2024 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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