



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

**Citation:** Muthupalaniappan v Reynoso, 2023 ONLTB 33228

**Date:** 2023-04-26

**File Number:** LTB-L-026760-23

**In the matter of:** Basement, 1051 Stainton Drive Mississauga  
Ontario L5C1G3

**Between:** Annamalai Muthupalaniappan Landlord  
Chitra Muthupalaniappan

**And**

Beatriz Reynoso Tenant

Annamalai Muthupalaniappan and Chitra Muthupalaniappan (the 'Landlord') applied for an order to terminate the tenancy and evict Beatriz Reynoso (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 Landlord and Tenant entered into an agreement to terminate the tenancy as of May 31, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2023.
2. If the unit is not vacated on or before May 31, 2023, then starting June 1, 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 1, 2023.

**April 26, 2023**

**Date Issued**

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Sonia Anwar-Ali

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 6, 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 6, 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 8, 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.