



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

Citation: Rob Moubarak v Angeli Briones, 2023 ONLTB 33238

Date: 2023-04-25

File Number: LTB-L-027686-23

In the matter of: 101 Bawden Drive
Richmond Hill Ontario L4S0H1

Between: 2481029 Ontario Inc Landlords
Rob Moubarak

And

Angeli Briones Tenant

2481029 Ontario Inc and Rob Moubarak (the 'Landlords') applied for an order to terminate the tenancy and evict Angeli Briones (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 April 30, 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 May 6, 2023.
2. If the unit is not vacated on or before May 6, 2023, then starting May 7, 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 May 7, 2023.

Trish Carson

Member, Landlord and Tenant Board

April 25, 2023

Date Issued

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 5, 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 5, 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 7, 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.