



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

Citation: RENTPERKS ONTARIO PROPERTY MANAGEMENT LP v M'banga, 2023 ONLTB 32914

Date: 2023-04-24

File Number: LTB-L-014817-23

In the matter of: 2107, 5 BUTTERMILL AVE
CONCORD ON L4K0J5

Between: RENTPERKS ONTARIO PROPERTY MANAGEMENT LP Landlord

And

Alexandrine M'banga Tenant

RENTPERKS ONTARIO PROPERTY MANAGEMENT LP (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandrine M'banga (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 February 28, 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 5, 2023.
2. If the unit is not vacated on or before May 5, 2023, then starting May 6, 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 6, 2023.

April 24, 2023
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

2023 ONLTB 32914 (CanLII)

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 4, 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 4, 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 6, 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.