



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

Citation: Houlden v Cormier, 2023 ONLTB 30524

Date: 2023-04-12

File Number: LTB-L-011223-23

In the matter of: B, 106 JOHN ST
BARRIE ON L4N2K8

Between: Kyle David Houlden Landlord

And

Jacques Cormier Tenant

Kyle David Houlden (the 'Landlord') applied for an order to terminate the tenancy and evict Jacques Cormier (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective June 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 Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2023.
2. If the unit is not vacated on or before June 30, 2023, then starting July 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 July 1, 2023.

April 12, 2023
Date Issued

Michael Di Salle
Member, Landlord and Tenant Board

2023 ONLTB 30524 (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 April 22, 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 April 22, 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 October 24, 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.