



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

**Citation:** Bowden v Lopes, 2023 ONLTB 30505

**Date:** 2023-04-12

**File Number:** LTB-L-011998-23

**In the matter of:** LOWER UNIT, 314 MURIEL AVE  
OSHAWA ON L1J2W9

**Between:** Bryan Bowden Landlord

**And**

Kassandra Lopes Tenant

Bryan Bowden (the 'Landlord') applied for an order to terminate the tenancy and evict Kassandra Lopes (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 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 Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2023.
2. If the unit is not vacated on or before April 30, 2023, then starting May 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 May 1, 2023.

**April 12, 2023**  
**Date Issued**

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Michael Di Salle  
Member, Landlord and Tenant Board

2023 ONLTB 30505 (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.