



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

**Citation:** Khan v Lepofsky, 2023 ONLTB 30309

**Date:** 2023-04-11

**File Number:** LTB-L-073098-22

**In the matter of:** 2410 FALL HARVEST CRES  
PICKERING ON L1X0G2

**Between:** Rehan Khan Landlords  
Farah Alam

**And**

Hedda Mae Lepofsky Tenants  
Zev Joshua Lepofsky

Rehan Khan and Farah Alam (the 'Landlords') applied for an order to terminate the tenancy and evict Hedda Mae Lepofsky and Zev Joshua Lepofsky (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of November 30, 2022.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before April 22, 2023.

2. If the unit is not vacated on or before April 22, 2023, then starting April 23, 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 April 23, 2023.

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**April 11, 2023**

**Date Issued**

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

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**Trish Carson**

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The Tenants have until April 21, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by April 21, 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 23, 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.

