



**Order under Section 78(6)
Residential Tenancies Act, 2006**

Citation: Safavi v Jacobs, 2023 ONLTB 30078

Date: 2023-04-07

File Number: LTB-L-016761-23

In the matter of: 11 Valentine Dr North
York ON M3A3J5

Between: 2819422 Ontario Inc Landlords
Nasrin Safavi

And

Shannon Jacobs Tenant

2819422 Ontario Inc and Nasrin Safavi (the 'Landlords') applied for an order to terminate the tenancy and evict Shannon Jacobs (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 4, 2023 with respect to application LTB-L074301-22.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:
 - The Tenant did not pay the monthly lawful rent in full on or before February 14, 2023.

It is ordered that:

1. Order LTB-L-074301-22 is cancelled.

2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 17, 2023.
3. If the unit is not vacated on or before April 17, 2023, then starting April 18, 2023, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

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4. 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 18, 2023.

April 6, 2023

Date Issued

Vladislav Shustov

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor, Toronto
ON M7A 2G6

The Tenant has until April 16, 2023 to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by April 16, 2023 the order will be stayed and the LTB will schedule a hearing.

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

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 18, 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.

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