



Order under Section 77 Residential Tenancies Act, 2006

Citation: Koukovitski v Collins, 2023 ONLTB 27165

Date: 2023-03-22

File Number: LTB-L-022181-23

In the matter of: 9, 2610 Draper Avenue
Ottawa Ontario K2H8X8

Between: Ekaterina Koukovitskaia Landlords
Konstantin Koukovitski
Philippe Koukovitski

And

Austin Bertrand Tenants
Crystal Collins
Randy Charbonneau-Sinclair

On March 6, 2023, Ekaterina Koukovitskaia, Konstantin Koukovitski and Philippe Koukovitski (the 'Landlords') applied for an order to terminate the tenancy and evict Austin Bertrand, Crystal Collins and Randy Charbonneau-Sinclair (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 March 27, 2023.
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 2, 2023.

2. If the unit is not vacated on or before April 2, 2023, then starting April 3, 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 3, 2023.

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March 22, 2023

Date Issued

Ian Speers

Associate Chair, Landlords and Tenants Board

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 tenants have until April 1, 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 1, 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 3, 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.

