



Order under Section 77 Residential Tenancies Act, 2006

Citation: Legion Property Holdings & Management Ltd v Perdomo, 2023 ONLTB 21914

Date: 2023-02-23

File Number: LTB-L-011965-23

In the matter of: 1, 232 Pine Street
Sudbury Ontario P3C1X5

Between: Legion Property Holdings & Management Ltd Landlords
Saddia Tombran
Joshua Tombran

And

Ana Perdomo Tenants
Chole Spurgeon

Legion Property Holdings & Management Ltd, Joshua Tombran and Saddia Tombran (the 'Landlords') applied for an order to terminate the tenancy and evict Ana Perdomo and Chole Spurgeon (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlords notice to terminate the tenancy effective March 31, 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 March 31, 2023.
2. If the unit is not vacated on or before March 31, 2023, then starting April 1, 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 1, 2023.



February 23, 2023

Date Issued

Trish Carson

Member, Landlord and Tenant 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 has until March 5, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants files the motion by March 5, 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 1, 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.