



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

Citation: 1000343341 Ontario Inc v Giaprakis, 2023 ONLTB 18879

Date: 2023-02-09

File Number: LTB-L-078064-22

In the matter of: 6, 2 CLINTON ST N GD 0
TEESWATER ON N0G2S0

Between: 1000343341 Ontario Inc Landlord

And

Hanna Abell Tenants Sabrina Giaprakis

On December 15, 2022, 1000343341 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Hanna Abell and Sabrina Giaprakis (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 Landlord and Tenants entered into an agreement to terminate the tenancy as of 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 Landlord 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 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 April 1, 2023.

February 9, 2023

Date Issued

Ian Speers

Associate Chair, Landlord and Tenant Board

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Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

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 February 19, 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 February 19, 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 August 21, 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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