



Order under Section 77 Residential Tenancies Act, 2006

Citation: THE ESTATE OF JACK PEMBERTON v GILMER, 2023 ONLTB 18168

Date: 2023-02-03

File Number: LTB-L-007733-23

In the matter of: 9861 15TH SIDEROAD RR #4
ACTON ON L7J2M1

Between: THE ESTATE OF JACK PEMBERTON-CHOICELEA FARM Landlord

And

BILL GILMER Tenants
VALERIE CARTER

The Estate of Jack Pemberton-Choicelea Farm (the 'Landlord') applied for an order to terminate the tenancy and evict Bill Gilmer and Valerie Carter (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 3, 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 have until February 13, 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 February 13, 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.