



Order under Section 77 Residential Tenancies Act, 2006

Citation: Ali v Carleton, 2023 ONLTB 15753

Date: 2023-01-19

File Number: LTB-L-079195-22

In the matter of: Main House, 20061 Willoughby Road
Alton ON L7K1W1

Between: Muhammad Ali Landlords
Romna Ali

And

Bryan Powers Tenants
Joseph Carleton
Kristen Carleton
Tammy Lee Stewart
Zachary Stewart

Muhammad Ali and Romna Ali (the 'Landlords') applied for an order to terminate the tenancy and evict Bryan Powers, Joseph Carleton, Kristen Carleton, Tammy Lee Stewart and Zachary Stewart (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 January 1, 2023.

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 January 30, 2023.
2. If the unit is not vacated on or before January 30, 2023, then starting January 31, 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 January 31, 2023.



January 19, 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 tenant has until January 29, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by January 29, 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 July 31, 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.