



## Order under Section 77 Residential Tenancies Act, 2006

**Citation:** Charron v Watson, 2023 ONLTB 15716

**Date:** 2023-01-19

**File Number:** LTB-L-000760-23

**In the matter of:** 02, 3364 Sandwich Street  
Windsor Ontario N9C1B1

**Between:** Debora Charron Landlords  
Jay Charron

**And**

Kasia Watson Tenant

Debora Charron and Jay Charron (the 'Landlords') applied for an order to terminate the tenancy and evict Kasia Watson (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of December 31, 2022.

**It is ordered that:**

1. The tenancy between the Landlords and Tenant is terminated. The Tenant 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.
4. If the Tenant does not pay the Landlords the full amount owing on or before January 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2023 at 5.00% annually on the balance outstanding.



**January 19, 2023**  
**Date Issued**

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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.