



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

Citation: 2501929 Ontario Inc. v Dorion, 2023 ONLTB 14937

Date: 2023-01-16

File Number: LTB-L-077695-22

In the matter of: 4, 355 Main Street East
Hamilton ON L8N1J4

Between: 2501929 Ontario Inc. Landlord

And

Vanessa Dorion Tenant

On December 7, 2022, 2501929 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Vanessa Dorion (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 Landlord and Tenant entered into an agreement to terminate the tenancy as of December 6, 2022.
2. Since the Landlord was required to file the application to obtain vacant possession, the Tenant is responsible for paying the Landlord for the \$201.00 application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before January 27, 2023.
2. If the unit is not vacated on or before January 27, 2023, then starting January 28, 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 January 28, 2023.
4. The Tenant shall pay to the Landlord \$201.00, for the cost of filing the application.

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Commission de la location immobilière

5. If the Tenant does not pay the Landlord the full amount owing on or before January 27, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2023, at 5.00% annually on the balance outstanding.

January 16, 2023
Date Issued

Ian Speers
Associate Chair, 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 26, 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 26, 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 28, 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.

