



## Order under Section 77 Residential Tenancies Act, 2006

**Citation:** Boda v Dupe, 2023 ONLTB 14475

**Date:** 2023-01-12

**File Number:** LTB-L-077121-22

**In the matter of:** 77 Laughland Lane  
Guelph ON N1L0C6

**Between:** Lorena Boda Landlord

**And**

Ashley Dupe Tenants  
Brittany Kavelman  
Jahiel Macewen  
Patrick Beaton

On December 6, 2022, Lorena Boda (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Dupe, Brittany Kavelman, Jahiel Macewen and Patrick Beaton (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 January 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 January 31, 2023.
2. If the unit is not vacated on or before January 31, 2023, then starting February 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 February 1, 2023.

**January 12, 2023**

**Date Issued**

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**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 Tenants have until January 22, 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 January 22, 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 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.