



Order under Section 77 Residential Tenancies Act, 2006

Citation: Anderson v Wood, 2023 ONLTB 14360

Date: 2023-01-09

File Number: LTB-L-074352-22

In the matter of: 5, 356 Elgin Street
Sudbury ON P3E3N9

Between: 14157737 Canada Inc. Landlord

And

James Wood Tenant

14157737 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict James Wood (the 'Tenant') because the Tenant gave notice to terminate the tenancy. the Tenant entered into an agreement to terminate the tenancy.

This application was heard on January 4, 2023. Only the Landlord John Anderson attended the hearing.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of October 31, 2022 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. The application was sent to a hearing because the name of the Landlord on the N11 was different than the Landlord's name on the application. Mr. Anderson clarified that the building was sold and that the numbered company is the new landlord.
3. Based on the uncontested testimony, I find the Tenant agreed to terminate the tenancy and is still in possession of the rental unit.

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 20, 2023.
2. If the unit is not vacated on or before January 20, 2023, then starting January 21, 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 21, 2023.

January 9, 2023

Date Issued

Greg Joy
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 21, 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.