



Order under Section 77 Residential Tenancies Act, 2006

Citation: Holzberg v Zaher, 2023 ONLTB 14228

Date: 2023-01-06

File Number: LTB-L-074690-22

In the matter of: 1811, 100 Ferguson Avenue South
Hamilton ON L8N3Y1

Between: Amelin Property Management Landlord

And

Alaref Zaher and Wisam Farhan Tenants

Amelin Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Alaref Zaher and Wisam Farhan (the 'Tenants') because the Tenant gave notice to terminate the tenancy.

The application was heard on January 4, 2023. Only the Landlord's representative Michael Holzberg attended the hearing. The Tenants did not attend before the end of the hearing block.

Determinations:

1. The Tenants gave the Landlord notice to terminate the tenancy effective January 31, 2023. Only the Tenant Wisam Farhan had signed the notice and as a result the application sent to a hearing.
2. The Landlord's representative confirmed the Tenants wanted to terminate the tenancy. The Tenants have not responded to any attempts to contact after attempts from the Landlord.
3. I find the Tenants gave notice to terminate the tenancy.

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 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 6, 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 18, 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.