



## **Order under Section 77(8) Residential Tenancies Act, 2006**

**Citation:** DUKHBHANJAN v GLEN, 2022 ONLTB 11151

**Date:** 2022-11-08

**File Number:** LTB-L-046943-22-SA

**In the matter of:** 114, 915 MIDLAND AVE  
SCARBOROUGH ON M1K4G1

**Between:** JASODRA DUKHBHANJAN Landlord

**And**

ROBERT BALLAM, STEPEN GLEN Tenants

JASODRA DUKHBHANJAN (the 'Landlord') applied for an order to terminate the tenancy and evict ROBERT BALLAM, STEPEN GLEN (the 'Tenants') agreed to terminate the tenancy.

The application was heard on November 2, 2022. Only the Landlord attended the hearing.

### **Determinations:**

1. The Tenants informed the Landlord that they were terminating the tenancy and vacating the on July 31, 2022.
2. The Landlord testified that the Tenants moved into the rental unit on October 23, 2021, that the rent is \$2,000.00 monthly, and that the Tenants stopped paying rent in May 2022. The Landlord has attempted to reach out to the Tenants every month, but the Tenants have not responded.
3. The Landlord also testified that the Tenants informed her that they would wait for the Sheriff to kick them out.
4. After considering all of the circumstances, I find that it would not be unfair to terminate the tenancy.

### **It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated, as of November 19, 2022. The Tenant must move out of the rental unit on or before November 19, 2022.
2. If the unit is not vacated on or before November 19, 2022, then starting November 20, 2022, 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 November 20, 2022.

**November 8, 2022**

**Date Issued**

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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 April 17, 2022 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.