



Order under Section 77 Residential Tenancies Act, 2006

Citation: Homes Sweet Homes Realty Brokerage v Sasan, 2024 ONLTB 54429

Date: 2024-07-23

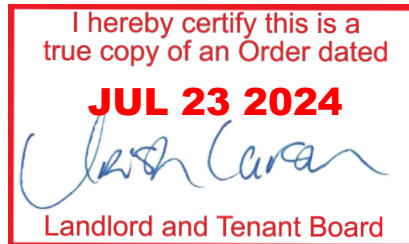
File Number: LTB-L-056788-24

In the matter of: A, 1352 KENNEDY RD
SCARBOROUGH ON M1P1L7

Between: Homes Sweet Homes Realty Brokerage Landlord

And

Saksman Sasan
Anil Kumar
Jaideep Singh
Manpreet Kaur



Tenants

Homes Sweet Homes Realty Brokerage (the 'Landlord') applied for an order to terminate the tenancy and evict Saksman Sasan, Anil Kumar, Jaideep Singh and Manpreet Kaur (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlord a notice to terminate their tenancy effective August 31, 2024.
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 August 31, 2024.
2. If the unit is not vacated on or before August 31, 2024, then starting September 1, 2024, 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 September 1, 2024.

July 23, 2024
Date Issued



Trish Carson
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.

The Tenants have until August 2, 2024, 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 August 2, 2024, 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 March 1, 2025, 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.