



Order under Section 77 Residential Tenancies Act, 2006

Citation: KPR Investments Inc v Przyslawka, 2023 ONLTB 50550

Date: 2023-07-18

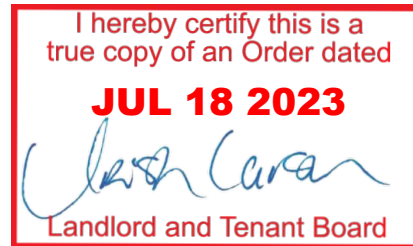
File Number: LTB-L-052012-23

In the matter of: 10, 5 FAIRVIEW AVE
SUDBURY ON P3B2M9

Between: KPR Investments Inc

And

Josef Przyslawka



Landlord

Tenant

KPR Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Josef Przyslawka (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective June 30, 2023, and the Tenant did not move out of the rental unit by the termination date set out in the notice.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord for the \$186.00 application filing fee incurred.

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 July 29, 2023.
2. If the unit is not vacated on or before July 29, 2023, then starting July 30, 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 July 30, 2023.
4. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 30, 2023, at 6.00% annually on the balance outstanding.

July 18, 2023
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 tenant has until July 28, 2023, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by July 28, 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 January 30, 2024, 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.