



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-105019-25

In the matter of: 401 Carling Terrace
Wingham ON N0G2W0

Between: Binu Modisharil Landlords
Manu Joseph
Jerrish Joseph Anthony

And

Ryan Barry Tenants
Anthony Somerville

Binu Modisharil, Manu Joseph, and Jerrish Joseph Anthony (the 'Landlords') applied for an order to terminate the tenancy and evict Ryan Barry and Anthony Somerville (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of December 31, 2025.
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 Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before January 20, 2026.
2. If the unit is not vacated on or before January 20, 2026, then starting January 21, 2026, the Landlords 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 Landlords on or after January 21, 2026.

January 9, 2026

Date Issued

Kelly Delaney

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 January 19, 2026, 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 January 19, 2026, 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 July 21, 2026, 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.