



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

File Number: LTB-L-001174-26

In the matter of: 716, 2300 St. Clair Ave. W.
Toronto ON M6N0B3

Between: Adrian Mifsud Landlords
Anna Ruggier
Clare Enriquez

And

Deni Sukhonina Tenant

Adrian Mifsud, Anna Ruggier and Clare Enriquez (the 'Landlords') applied for an order to terminate the tenancy and evict Deni Sukhonina (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of February 28, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.

January 12, 2026
Date Issued

James McMaster
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 January 22, 2026, 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 January 22, 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 September 1, 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.