



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

File Number: LTB-L-010235-26

In the matter of: 496 WORTHINGTON ST E
NORTH BAY ON P1B1H5

Between: Richard Razvan Leuce Landlord

And

Dhirajkumar Bhailalbhair Patel Tenants
Jyotiben Dhirajkumar Patel
Harish Kumar

Richard Razvan Leuce (the 'Landlord') applied for an order to terminate the tenancy and evict Dhirajkumar Bhailalbhair Patel, Jyotiben Dhirajkumar Patel and Harish Kumar (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 Landlord and Tenants entered into an agreement to terminate the tenancy as of March 31, 2026.
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 March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, 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 April 1, 2026.

February 9, 2026

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 February 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 February 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 October 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.