



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-013902-26

In the matter of: 627 McRoberts Ave
York ON M6E4R5

Between: Anna Patrick (Estate Trustee Nadia Cattapan) Landlord

And

Jonathan Muzlera Agostini Tenants
Flavia Rodrigues De Moraes
Thiago Rodrigues Da Silva
Neli Santos Rodrigues Da Silva

Anna Patrick (Estate Trustee Nadia Cattapan) (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Muzlera Agostini, Flavia Rodrigues De Moraes, Thiago Rodrigues Da Silva, and Neli Santos Rodrigues Da Silva (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 April 14, 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 April 14, 2026.
2. If the unit is not vacated on or before April 14, 2026, then starting April 15, 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 15, 2026.

February 23, 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 March 5, 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 March 5, 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 15, 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.