



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

File Number: LTB-L-020747-26

In the matter of: 24, 700 PAISLEY RD
GUELPH ON N1K1A3

Between: Naqash Shah Landlords
Janan Shah

And

Eric Christopher George Frances Tenant

Naqash Shah and Janan Shah (the 'Landlords') applied for an order to terminate the tenancy and evict Eric Christopher George Frances (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, and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlords were required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlords for the \$186.00 application filing fee incurred.

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 March 21, 2026.
2. If the unit is not vacated on or before March 21, 2026, then starting March 22, 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 22, 2026.
4. The Tenant shall pay to the Landlords \$186.00, for the cost of filing the application.

5. If the Tenant does not pay the Landlords the full amount owing on or before March 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 22, 2026, at 4.00% annually on the balance outstanding.

March 10, 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 tenant has until March 20, 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 March 20, 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 22, 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.