



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

File Number: LTB-L-032158-26

In the matter of: 5316, 252 CHURCH ST
TORONTO ON M5B0E6

Between: Tran Anh Vu Landlord

And

Kanan Guluzada Tenants
Zalkha Nuriyeva

Tran Anh Vu (the 'Landlord') applied for an order to terminate the tenancy and evict Kanan Guluzada and Zalkha Nuriyeva (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 30, 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 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.

April 17, 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 April 27, 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 April 27, 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 November 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.