



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

**File Number:** LTB-L-023568-26

**In the matter of:** 10, 3547 SANDWICH ST  
WINDSOR ON N9C1B6

**Between:** Sisopha Say Landlord  
LMR Property Management

**And**

Craig Skilins Tenant

Sisopha Say and LMR Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Craig Silkins (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on April 22, 2026. the Landlord Rachelle Bondy, represented by Kristin Jarvis, and Caig Skilins, attended the hearing.

### **Determinations:**

1. The Landlord's evidence of an agreement to terminate the tenancy is a signed document between Mr. Skilins and Rachelle Bondy which identifies Mr. Skilins as an occupant of the rental unit.
2. The Landlord argues that Mr. Skilins was hired as a superintendent and then moved himself into unit 10 and is not a tenant. The document signed by the parties is for Mr. Skilins to voluntarily vacate the unit.
3. The evidence shows that the Landlord's position is that Mr. Skilins is not a tenant but is instead an unauthorized occupant of the rental unit.
4. The application filed by the Landlord is filed under section 77 of the *Residential Tenancies Act*. This section allows a landlord to apply for an order from the Board to terminate a tenancy, if a landlord and a tenant have entered into an agreement to terminate the tenancy.

5. As it is the Landlord's position that Mr. Skilins is not a tenant but instead an occupant, the parties cannot enter into an agreement under section 77 of the Act for an order from the Board to terminate the tenancy.
6. I find the Board does not have jurisdiction under section 77 of the Act to issue an order to terminate the tenancy and evict the occupant.

**It is ordered that:**

1. The Landlord's application is dismissed.

**April 23, 2026**

**Date Issued**

---

**Greg Joy**

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.

