



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

File Number: LTB-L-036354-26

In the matter of: 612, 676 SHEPPARD AVE E
NORTH YORK ON M2K3E7

Between: David Zeharia Landlords
Dalia Zeharia

And

Sussanne Menendez Tenants
Mary Pappas

David Zeharia and Dalia Zeharia (the 'Landlords') applied for an order to terminate the tenancy and evict Sussanne Menendez and Mary Pappas (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 Landlords 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 Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before May 12, 2026.
2. If the unit is not vacated on or before May 12, 2026, then starting May 13, 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 May 13, 2026.

May 1, 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 May 11, 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 May 11, 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 13, 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.