



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

File Number: LTB-L-024227-26

In the matter of: 144 BETHUNE AVE
WELLAND ON L3B0H5

Between: JEMMA BAJOON Landlord
RUDY BAJOON

And

MUTSA CHARAMBA Tenant

JEMMA BAJOON and RUDY BAJOON (the 'Landlord') applied for an order to terminate the tenancy and evict MUTSA CHARAMBA (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 30, 2026. The Landlord's representative Jennifer Bajoon, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of March 13, 2026 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. The Tenant testified that the rental unit was vacated on April 4, 2026.
3. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord \$186.00 for the application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated immediately.

2. The Tenant shall also pay to the Landlord \$186.00, for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 18, 2026 , the Tenant will start to owe interest. This will be simple interest calculated from May 19, 2026 at 4.00% annually on the balance outstanding.

May 7, 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.