



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

File Number: LTB-L-047283-26

In the matter of: LOWER, 35 ALEXANDRIA AVE.
ST. THOMAS ON N5P3M7

Between: Brittany Dunlop Landlords
Steven Rubacha

And

James Whalen Tenants
Renee Belez

Brittany Dunlop and Steven Rubacha (the 'Landlords') applied for an order to terminate the tenancy and evict James Whalen and Renee Belez (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlords notice to terminate the tenancy effective July 31, 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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.

June 8, 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 June 18, 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 June 18, 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 February 1, 2027, 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.