



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-047163-26

In the matter of: 208, 1244 DONALD ST
GLOUCESTER ON K1J8V6

Between: Enterprise Reit Operating LP Landlord

And

Nzeyimana Venant Tenants
Chantal Nyabiza

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Nzeyimana Venant and Chantal Nyabiza (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 Landlord notice to terminate the tenancy effective May 31, 2026, and the Tenants did not move out of the rental unit by the termination date set out in the notice.
2. Since the Tenants 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 Tenants is responsible for paying the Landlord for the \$186.00 application filing fee incurred.

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 June 19, 2026.
2. If the unit is not vacated on or before June 19, 2026, then starting June 20, 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 June 20, 2026.
4. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.

5. If the Tenants do not pay the Landlord the full amount owing on or before June 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.

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 December 20, 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.