



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-047033-26

In the matter of: 106 MCDONNELL CRES
BRADFORD ON L3Z0S8

Between: Ankur Gupta Landlords
Shakti Gupta

And

Ricardo Manuel P Silva Tenants
Melanie Couto Barcelos

Ankur Gupta and Shakti Gupta (the 'Landlords') applied for an order to terminate the tenancy and evict Ricardo Manuel P Silva and Melanie Couto Barcelos (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 May 31, 2026, and the Tenants did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenants did not move out of the rental unit by the termination date, the Landlords was required to file the application to obtain vacant possession. Therefore, the Tenants is responsible for paying the Landlords for the \$186.00 application filing fee incurred.

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 June 26, 2026.
2. If the unit is not vacated on or before June 26, 2026, then starting June 27, 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 June 27, 2026.
4. The Tenants shall pay to the Landlords \$186.00, for the cost of filing the application.

5. If the Tenants do not pay the Landlords the full amount owing on or before June 26, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 27, 2026, at 4.00% annually on the balance outstanding.

June 15, 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 25, 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 25, 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 27, 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.