



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

File Number: LTB-L-052813-26

In the matter of: Basement, 168 Strathnairn Ave
Toronto ON M6M2G1

Between: Idalina Pacheco Landlords
Germano Pacheco

And

Laura Margarita Gracia Tenant

Idalina Pacheco and Germano Pacheco (the 'Landlords') applied for an order to terminate the tenancy and evict Laura Margarita Gracia (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of May 30, 2026 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant 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 Tenant 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 Tenant is terminated. The Tenant must move out of the rental unit on or before July 7, 2026.
2. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 July 8, 2026.
4. The Tenant shall pay to the Landlords \$186.00, for the cost of filing the application.

5. If the Tenant does not pay the Landlords the full amount owing on or before July 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026 at 4.00% annually on the balance outstanding.

June 26, 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 tenant has until July 6, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by July 6, 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 January 8, 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.