



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-054782-26

In the matter of: 17267 Myers Road
St Andrews West ON K0C2A0

Between: Michael Ade Landlord

And

Rodney Bedard Tenants
Melissa Bedard

Michael Ade (the 'Landlord') applied for an order to terminate the tenancy and evict Rodney Bedard and Melissa Bedard (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 Landlord and Tenants entered into an agreement to terminate the tenancy as of June 22, 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 Landlord was required to file the application to obtain vacant possession. Therefore, the Tenants are 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 July 11, 2026.
2. If the unit is not vacated on or before July 11, 2026, then starting July 12, 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 July 12, 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 July 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 12, 2026 at 4.00% annually on the balance outstanding.

June 30, 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 July 10, 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 July 10, 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 12, 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.