



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

File Number: LTB-L-105717-25

In the matter of: 80 BERMONDSEY WAY
BRAMPTON ON L6Y6K9

Between: Olufunlola Smith Landlords
Dennis Smith

And

Savanah Pinnock Tenants
Karen White
Beryl Whyte
Stephan Wallace

Olufunlola Smith and Dennis Smith (the 'Landlords') applied for an order to terminate the tenancy and evict Savanah Pinnock, Karen White, Beryl Whyte and Stephan Wallace (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 filed an L3 application on December 17, 2025.
2. As the application was filed, no Board approved form was provided showing a signed agreement upon all Tenants; The email the Landlords are relying upon appears to be from only one of three tenants.
3. On December 18, 2025, The Landlords were directed to provide a signed agreement between themselves and all three Tenants on or before December 23, 2025, less the application be dismissed.
4. The Landlords failed to provide the required information to the Board on or before December 23, 2025. Accordingly on this basis I am dismissing the Landlord's application.

It is ordered that:

1. The Landlords' application is dismissed.

January 8, 2026
Date Issued

Kelly Delaney
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.