



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

**File Number:** LTB-L-104706-25

**In the matter of:** Basement, 11 Priscilla's Place  
Barrie ON L4N5X4

**Between:** Balal Mohammad Landlord

**And**

Jose Figueroa Tenant

Balal Mohammad (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Figueroa (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 Landlord and Tenant entered into an agreement to terminate the tenancy as of January 31, 2026.
2. The Landlord's application was filed without providing the correct address of the rental unit, including the unit number. On December 12, 2025, the Landlord was asked to amend the L3 application or revise the N11, whichever was applicable. The landlord was contacted again to receive further information which was never received.

### **It is ordered that:**

1. The Landlord's application under section 77 of the Act is dismissed.

**January 12, 2026**  
**Date Issued**

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James McMaster  
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.

