



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-099401-25-SA

In the matter of: B, 33 Cundles east
Barrie ON L4M2Z6

Between: Judy Bowman Landlord

And

Nikki Skinner Tenants
Paul Murphy

Judy Bowman (the 'Landlord') applied for an order to terminate the tenancy and evict Nikki Skinner and Paul Murphy (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-099401-25, issued on December 2, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-099401-25.

The motion was heard by videoconference on January 8, 2026. The Landlord and the Tenants attended the hearing.

Determinations:

1. The Landlord brought two N11 agreements to terminate the tenancy to the Tenants' rental unit.
2. The Landlord testified that she explained the N11's to Nikki Skinner before Ms. Skinner signed the agreement. The Landlord testified that Mr. Murphy was called from upstairs three times before he came downstairs. The Landlord also testified that after Mr. Murphy signed he asked "What did I just sign" when he headed back upstairs.
3. It was the Landlord's position that she thought that Ms. Skinner would explain the form to Mr. Murphy. Mr. Murphy testified that he never agreed to terminate the tenancy.
4. Considering the fact that Mr. Murphy did not know what he was signing and that the Landlord could have explained the N11 to Mr. Murphy, as she did to Ms. Skinner, I find that Mr. Murphy did not intend to terminate the tenancy at the time he signed the N11 agreement to terminate the tenancy.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-099401-25.

It is ordered that:

1. The motion to set aside Order LTB-L-099401-25, issued on December 2, 2025, is granted.
2. Order LTB-L-099401-25, issued on December 2, 2025, is set aside and cannot be enforced.

January 19, 2026

Date Issued

Greg Joy

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.