



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

**File Number:** LTB-L-006390-26

**In the matter of:** 507, 101 PHILLIPS RD  
PORT HOPE ON L1A3Z8

**Between:** PH Phillips Property Management Inc. Landlord

**And**

Dan Kemp Tenant

PH Phillips Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dan Kemp (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord filed an L3 application on January 30, 2026.
2. I issued a Member Endorsement on February 3, 2026, giving the Landlord until February 10, 2026, to either provide a revised letter from the Tenant stating the actual termination date or a signed copy of an N9 or N11 showing the actual termination date.
3. The Landlord was instructed that if the required information was not received no later than February 10, 2026, that the Landlord's application may be dismissed.
4. The Landlord failed to provide the required information to the Board no later than February 10, 2026.

**It is ordered that:**

1. The Landlord's application is dismissed

**February 13, 2026**  
**Date Issued**

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**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.