



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

File Number: LTB-L-009834-26

In the matter of: 328 Malaga Rd
Oshawa ON L1J1N7

Between: Richard Imonhiosen Landlord

And

Deborah L Mac Kinnon Tenants
Peter William Cooke

Richard Imonhiosen (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah L Mac Kinnon and Peter William Cooke (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 filed an L3 application on February 2, 2026.
2. I issued a Member Endorsement on February 9, 2026, giving the Landlord until February 16, 2026, to provide the Board the required affidavit/declaration or amend the L3 application to include a completed declaration section. The Landlord was also given until February 16, 2026, to also provide a signed copy of the N11 that clearly identifies both Tenants signatures.
3. The Landlord was instructed that if the required information was not received no later than February 16, 2026, that the Landlords application may be dismissed.
4. The Landlord failed to provide the required information to the Board no later than February 16, 2026.

It is ordered that:

1. The Landlord's application is dismissed.

February 20, 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