



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

File Number: LTB-L-013583-26

In the matter of: 594 Queen Victoria Drive
Hamilton ON L8W3E5

Between: Lihong Zhang Landlord

And

Saif Awan Tenants
Malik Awan
Umer Awan
Shafkat Awan
Farhat Awan

Lihong Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Saif Awan, Malik Awan, Umer Awan, Shafkat Awan and Farhat Awan (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 10, 2026.
2. I issued a Member Endorsement on February 17, 2026, giving the Landlord until March 3, 2026, to provide a signed copy of an N11 or relevant documents that the other named Tenants have agreed to terminate the tenancy as of April 30, 2026.
3. The Landlord was instructed that if the required information was not received no later than March 3, 2026, that the Landlords application may be dismissed.
4. The Landlord failed to provide the required information to the Board no later than March 3, 2026.

It is ordered that:

1. The Landlord's application is dismissed.

March 6, 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.