



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-021138-26

In the matter of: Unit 1018 (A), 158 FRONT ST E
TORONTO ON M5A0K9

Between: Jessie Hui Xian Yu Landlord

And

Hyojeong (Elliah) Byun Tenant

Jessie Hui Xian Yu (the 'Landlord') applied for an order to terminate the tenancy and evict Hyojeong (Elliah) Byun (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 filed an L3 application on March 6, 2026, which notes a termination date of February 9, 2026.
2. The Landlord provided an email from the Tenant on February 3, 2026, that states she remains committed to vacating the rental unit on February 9, 2026.
3. The Landlord submitted a declaration with the application, and in part states pursuant to the Tenants written notice the Tenant physically vacated the rental unit on February 9, 2026, and at approximately 7:30 am on that date she met with the Landlord and returned all keys and fobs.
4. As the tenancy has already terminated and the Tenant has returned vacant possession to the Landlord, the Landlord's application seeking termination of tenancy is moot and therefore will not be considered.

It is ordered that:

1. The Landlord's application is dismissed.

March 12, 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.