



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-021424-26

In the matter of: 614 FRANCIS RD
BURLINGTON ON L7T3X7

Between: Francis Road Rentals Ltd Landlord

And

Jennifer Bittle Tenants
David Gallo

On March 9, 2026, Francis Road Rentals Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Bittle and David Gallo (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. On March 18, 2026, an endorsement was issued to the Landlord advising an ex parte order cannot issue because the N11 Agreement to End the Tenancy ('N11') filed by the Landlord was only signed by the Tenants. The Landlord did not sign the N11. In the endorsement, the Landlord was directed to provide a copy of the N11, signed by all parties named in the N11 by March 25, 2026 if the Landlord would like to proceed with their L3 Application based on an N11.
2. On March 26, 2026, the Landlord filed a new N11 which notes both Tenant names and the Landlord's name. The issue is, the new N11 is only signed by the Landlord. This appears to be a different N11 than the one which was filed by the Landlord on March 9, 2026 which is signed by both Tenants but not the Landlord.
3. A second endorsement was issued on April 8, 2026, directing the Landlord to provide to the Landlord and Tenant Board ('LTB') by April 15, 2026, a copy of the N11, signed by all parties named in the N11. The parties' signatures need to be included within one single N11 if the Landlord would like to proceed with their L3 Application based on the N11. The endorsement issued on April 8, 2026 further advises if the Landlord does not comply with the above, the Landlord's L3 application will likely be dismissed.
4. There was no further response provided by the Landlord by April 15, 2026. Therefore, the L3 application is dismissed.

It is ordered that:

1. The Landlord's L3 application under Section 77 of the *Residential Tenancies Act, 2006* (the 'Act') is dismissed.

April 17, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.