



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

File Number: LTB-L-039179-26

In the matter of: UPPER, 153 DOVERCOURT RD
TORONTO ON M6J3C5

Between: Luis Garcia Landlord

And

Hailey Uens Tenants
Devin Jones

Luis Garcia (the 'Landlord') applied for an order to terminate the tenancy and evict Hailey Uens and Devin Jones (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord filed an L3 application on May 5, 2026.
2. I issued a Member Endorsement on May 12, 2026, giving the Landlord until May 19, 2026, to provide a signed copy of an N9 or relevant documents that the Tenant, Hailey Uens, has agreed to terminate the tenancy as of May 31, 2026. The Landlord provided a signed copy of the N9 from this Tenant on May 18, 2026.
3. Upon further review of the application, I issued a Member Endorsement on May 20, 2026, giving the Landlord until May 27, 2026, to provide the correct address of the rental unit, including the unit number.
4. The Landlord was instructed that if the required information was not received no later than May 27, 2026, that the Landlord's application may be dismissed.
5. The Landlord failed to provide the required information to the Board no later than May 27, 2026.

It is ordered that:

1. The Landlord's application is dismissed.

May 29, 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.