



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-041732-26

In the matter of: 7055 SHADOW RIDGE DR.
GREELY ON K4P1B8

Between: David LeBlanc Landlord

And

Madison Strong Tenant

David LeBlanc (the 'Landlord') applied for an order to terminate the tenancy and evict Madison Strong (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 May 12, 2026.
2. I issued a Member Endorsement on May 20, 2026, giving the Landlord until May 27, 2026, to provide the Board required N9 or N11 or relevant documents that show the parties have agreed to terminate the tenancy as of August 31, 2026. The Landlord was instructed to ensure that the N9/N11 names the current Landlord at the time this document is signed and the correct address of the rental unit including the unit number.
3. The Landlord, David LeBlanc who is named on the L3 application wrote into the Board on May 27, 2026, he stated he is trying to work with the Landlord to get the N9 signed, and that he is not the current Landlord and he will not be the actual Landlord until the purchase closes on June 31, 2026.
4. The L3 application needs to be submitted by the actual Landlord at the time of filing the application, and a copy of an N9 or N11 or relevant documents that the Tenants have agreed to terminate the tenancy as of May 12, 2026.
5. The person named on this application is encouraged to seek legal advice regarding the proper application and who needs to file the application.

It is ordered that:

1. The Landlord's application is dismissed.

June 2, 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.