



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-039942-26

In the matter of: 201, 180 GEORGE ST
OTTAWA ON K1N0G8

Between: Yanjun Liu Landlord

And

Yani Chen Tenant

Yanjun Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Yani Chen (the 'Tenant') because the Tenant 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 14, 2026.
2. The Landlord submits there is another application before the Board, LTB-L-078275-25, where there is a dispute over when the Tenant vacated. This matter was adjourned on May 6, 2026, and will be heard de novo on a date scheduled by the LTB.
3. An L3 application is where the Landlord may apply to the Board, where the Tenant has given notice to terminate for a specified date (N9) or the parties have agreed to terminate the tenancy on an agreed upon date (N11).
4. I issued a Member Endorsement on May 15, 2026, giving the Landlord until May 27, 2026, to provide a signed copy an N9 or N11, or other relevant documents that the Tenant agreed to terminate the tenancy effective May 13, 2026.
5. The Landlord was instructed that if the required information was not received no later than May 27, 2026, that the Landlords application may be dismissed.
6. The Landlord responded to the Board on May 26, 2026, asking for an extension of the current evidence disclosure deadline and states since the prior hearing the Landlord has identified and/or clarified some materials from the Tenant's side related to this case. The Landlord also states that they are waiting for another order from the Board and have 2 upcoming hearings between the same parties in June.

7. These applications the Landlord refers to in Paragraph 6 of this order, are not relevant to this L3 application. The Landlord may wish to seek legal advice on the other matters before the Board.
8. 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.

June 4, 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.