



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-041938-26

In the matter of: 153 EIGHTH AVE
KITCHENER ON N2C1S5

Between: Peter Christodoulou Landlord

And

Sean Barber Tenant

Peter Christodoulou (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Barber (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 13, 2026.
2. I issued a Member Endorsement on May 15, 2026, giving the Landlord until May 22, 2026, to provide a signed copy of an N9, N11 or other relevant documents that the Tenant has agreed to terminate the tenancy and the termination date.
3. The Landlord provided a signed N11 to the Board on May 25, 2026, which notes a termination date of May 20, 2026. The L3 application notes the termination date of April 22, 2026.
4. I issued a second Member Endorsement on May 27, 2026, giving the Landlord until June 3, 2026, to either amend their application or revise the N11 for the correct termination date.
5. The Landlord was instructed that if the required information was not received no later than June 3, 2026, that the Landlords application may be dismissed.
6. The Landlord failed to provide the required information to the Board no later than June 3, 2026.

It is ordered that:

1. The Landlord's application is dismissed.

June 11, 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.