



Order under Section 77
Residential Tenancies Act, 2006

File Number: CEL-04390-22

In the matter of: 218, 1291 GORDON STREET SOUTH
GUELPH ON N1L0M5

Between: Sussan Azimi Landlord

and

Rahman Ayoola Bello Tenant

Sussan Azimi (the 'Landlord') applied for an order to terminate the tenancy and evict Rahman Ayoola Bello (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

Determinations:

1. The Landlord filed a declaration in support of this application, stating that the Tenant acknowledged vacating the unit but refused to sign the agreement to terminate the tenancy. The N11 was attached to the application, showing that the Tenant did not in fact sign the agreement. Section 53.4 of O. Reg 516/06 under the *Residential Tenancies Act, 2006* (the 'Act') states that if an application is made with respect to an agreement to terminate the tenancy, the application must be accompanied by a copy of the agreement. The Landlord has not attached a copy of the agreement, as the N11 does not show that the parties agreed to terminate the tenancy. As such, I find that the Landlord's application is dismissed on this basis.
2. The Landlord raised issues regarding the Tenant's conduct in the declaration. The Landlord may wish to contact the Landlord Self-Help Centre at 1-800-730-3218 to get legal advice with respect to filing an application regarding the Tenant's conduct. The Landlord Self-Help Centre is funded by Legal Aid Ontario and is not affiliated with the Landlord and Tenant Board.

It is ordered that:

1. The Landlord's application is dismissed.

January 17, 2022
Date Issued



Camille Tancioco
Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.