



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-083727-25

In the matter of: Unit 12, 128 TALBOT ST E
AYLMER ON N5H1H5

Between: Go For Riches Inc Landlord

And

Stephen Garrett Worrall Tenant

Go For Riches Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Garrett Worrall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 17, 2025.

Only the Landlord's Agents, Parveen Kumar and Lokeshani Devi Kumar, attended the hearing.

As of 1:49 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant was served the N4 Notice on September 4, 2025 with a termination date of September 19, 2025. As explained below, I find that the N4 Notice is defective.

2. Subsection 59(2) of the Residential Tenancies Act (the "Act") states:

The notice of termination shall set out the amount of rent due and shall specify that the tenant may avoid the termination of the tenancy by paying, on or before the termination date specified in the notice, the rent due as set out in the notice and any additional rent that has become due under the tenancy agreement as at the date of payment by the tenant. [Emphasis Added]

3. The N4 Notice here has the Tenant owing \$4,700.00 on page one and on the second page of the N4 Notice, it states:

4. As aforementioned above, section 59(2) requires particular contents of an N4 Notice. Since the N4 Notice does not contain the correct calculations and does not provide the Tenant the clear amount to void, I find that the N4 Notice does not comply with the Act and is rendered invalid. A tenancy cannot be terminated based on an invalid N4 Notice.
5. I delivered my decision about the invalidity of the N4 Notice at the hearing. The Landlord sought to withdraw this application instead of proceeding for arrears only. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Landlord's application is dismissed as withdrawn.

January 8, 2026

Date Issued

Vicky Liu

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.