



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083802-25

In the matter of: Unit 14, 128 Talbot Street East
Aylmer ON N5H1H5

Between: Go For Riches Inc Landlord

And

Jessie Allan Beattie Tenant

Go For Riches Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jessie Allan Beattie (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 agent, Lokeshani Devi Kumar, attended the hearing.

As of 9:51 AM, 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.

Determinations:

1. The Landlord did not upload a certificate of service to certify what date the notice of termination was given to the Tenant.
2. The Landlord's agent provided inconsistent testimony with respect to when the N4 notice was served. The Landlord's agent testified the N4 was served on October 2, 2025, then stated they "think" it was served on September 4, 2024.
3. The Landlord's agent's husband then testified that N4 was served on November 2, 2025.
4. The termination date on the Landlord's N4 notice to the Tenant was September 19, 2025.
5. Given the inconsistent testimony regarding when the N4 was served I cannot be satisfied that the Tenant was provided with 14 days from the service date to the termination date as is required by s. 59(b) of the Residential Tenancies Act, 2006 (the 'Act'). Therefore, I find the Landlord's notice of termination is invalid.
6. Given my findings, the Landlord sought to withdraw their application and I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

January 6, 2026
Date Issued

Melissa Anjema
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.