



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

**File Number:** LTB-L-084420-25

**In the matter of:** 04, 12976 Bathurst Street  
King City ON L7B1K5

**Between:** ABN DEVELOPMENTS INC. Landlord

**And**

DESTINY PILCHER PETERSON Tenant

ABN DEVELOPMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DESTINY PILCHER PETERSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent Beba Olteanu and the Tenant attended the hearing.

**Determinations:**

*The N4 is Invalid*

1. The N4 served on the Tenant claims rent for the month of July 2025 in the amount of \$1800.00. It also includes on a separate line within the rent owing chart a charge for \$297.76. The Landlord's Agent testified that the hearing that this was a chargeback levied against the Tenant for damage to the fire alarm in the rental unit.
2. The Landlord did not file an L2 Application related to these damages and no order was issued directing the Tenant to pay for these damages.
3. As the N4 claims damages in addition to rent I am satisfied that it is invalid. As the amount required to void is \$2097.76 which is the total of the unpaid arrears and the damages. Therefore, in order to void the N4 the Tenant would be required to pay the damages claim as well.
4. I am satisfied that this is an error which cannot be saved by Section 212 of The Act as the amount which must be paid to void is incorrect, and therefore the Tenant's ability to participate in this proceeding is prejudiced. Therefore, I find that even in consideration of Section 212 the N4 does not substantially comply with the Act.

5. The Landlord did not seek an order for arrears only, therefore the Landlord's Application is dismissed.

**It is ordered that:**

1. The Landlord's Application is dismissed.

**January 9, 2026**  
**Date Issued**

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Reid Jackson  
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.