



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

File Number: LTB-L-087089-25

In the matter of: 7, 340 MATHESON DR
PEMBROKE ON K8A0L8

Between: ROBERT MOORE DEVELOPMENT INC. Landlord

And

CINDY NORMANDEAU Tenant

ROBERT MOORE DEVELOPMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict CINDY NORMANDEAU (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date. This application was heard by videoconference on January 5, 2026.

The Landlord's Legal Representative, Cheryl Ann Duncan and the Tenant attended the hearing.

Determinations:

1. I brought up a preliminary issue with the Landlord's Legal Representative regarding the fact that this application did not include an N8 notice of termination but instead included an N4 notice of termination. I noted that the Certificate of Service for the N8 notice was also missing.
2. As this was an L2 application based on an N8 notice of termination, the application will be dismissed as no N8 notice formed part of this application.

It is ordered that:

1. The Landlord's application is dismissed.

January 16, 2026
Date Issued

Carrie Bertrand
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.