



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087294-25

In the matter of: PH 4, 4101 Sheppard Avenue East
Toronto ON M1S3H3

Between: Satish Nandre Landlord
Meenadevi Nandre

And

Rajaratnam Srikandan Tenant
Sunita Srikandan

Satish Nandre and Meenadevi Nandre (the 'Landlord') applied for an order to terminate the tenancy and evict Rajaratnam Srikandan and Sunita Srikandan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

Only the Landlord, Satish Nandre and the Landlord's legal representative, Kaulav Nandre attended the hearing.

As of 1:39pm, 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.

Defective N4 Notice

1. At the hearing a preliminary issue arose with respect to the validity of the N4 Notice of Termination ('N4 notice'). This relates to the rental period start and ending date claimed on the N4 notice. The Landlord submitted that the rent is due on the 5th of each month therefore the rental period ends on the 4th day of each month. The Landlord filed an N4 Notice that shows the rental period starts on the 26th of each month and ends on the 23rd of the month.
2. The Residential Tenancies Act, 2006 (the "Act") at section 59(2) requires particular contents of an N4 Notice of Termination, which includes the requirement that the amount of rent shall be specified. Given the error contained in the N4 Notice of Termination, the period of rent arrears claimed is ambiguous and does not properly reflect the exact periods of monthly rent that are being alleged. Since the N4 Notice did not properly give the Tenant

the opportunity to understand what specific periods of alleged rent arrears were being claimed, the N4 Notice is rendered invalid.

3. The Landlord requested that only a withdrawal order be issued if the N4 Notice is found defective. As the N4 Notice does not comply with the statutory requirements, the Board will issue an order noting the withdrawal of the application. No termination or arrears order will be granted.

It is ordered that:

1. The Landlord's application is withdrawn.

January 13, 2026

Date Issued

Nathan Korenberg

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.

