



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

File Number: LTB-L-085551-25

In the matter of: 2154 WESTON RD
North York ON M9N1X6

Between: Pilar Gonzalez Landlord

And

Peter Bassannese Tenant

Pilar Gonzalez (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Bassannese (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 16, 2025.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord's application is being dismissed for the reasons set out below.
2. The Landlord served the Tenant with 3 N4 notices of termination. All the notices of termination were missing the 2nd page which provides important information about how the Landlord calculated the total amount of rent claimed on the first page, including the applicable rental periods and the rent charged and owing for each period.
3. In addition to missing the 2nd page, the 3 N4 notices provided to the Tenant had different amount of arrears outstanding on the 1st page and a different termination date on the 2 of the notices.
4. In addition, there was no certificate of service uploaded to TOP for service of any of the N4 Notices.
5. When the issues were raised at the hearing, the Landlord indicated she hired a paralegal and this is the first time she is dealing with an application before the LTB, and she was not aware the LTB required both pages of the N4s. She indicated would like assistance to get the Tenant to pay rent and would like an order for eviction and requiring payment of the arrears.

6. Sections 59(1) and 59(2) of the Residential Tenancies Act, 2006 (the 'Act') outline the requirements of a notice of termination given for non-payment of rent (an N4 Notice). Section 59(2) specifically 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.*"
7. Section 43(2) requires a notice of termination to set out the reasons and details respecting the termination. In the case of an N4 Notice, I find that the reasons and details include the particulars of the arrears claimed and the amount charged and owing for each applicable rental period.
8. Therefore, I am not satisfied that the Landlord has provided sufficient documentation to the Board to support the application before me pursuant to s. 53 of the General Regulation O. Reg. 516/06 which states, "*An application to the Board must be accompanied by the following information: 1. If the application is with respect to a notice of termination on any ground, a copy of the notice of termination and a certificate of service of the notice of termination, if notice was given by the landlord.*"

It is ordered that:

1. The Landlord's application is dismissed.

January 19, 2026
Date Issued

Samantha Greaves
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.