



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

File Number: LTB-L-086973-25

In the matter of: 1206, 2920 HIGHWAY 7
CONCORD ON L4K0P4

Between: Wenyi Jia
Chi Wang
Landlords

And

Joan Holmes
Gordon Bellot
Tenants

Wenyi Jia and Chi Wang (the 'Landlords') applied for an order to terminate the tenancy and evict Joan Holmes and Gordon Bellot (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026.

Only the Landlord Wenyi Jia attended the hearing.

As of 10:34 AM, the Tenants were 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 Landlords' evidence.

Determinations:

N4 Notice

1. The Landlords served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 Notice indicated that the rental arrears owing by the Tenants were \$4,000.00 for the period from July 9 2025 to October 8 2025.
2. The Landlords' L1 application indicated that the rental arrears for the same period of time July 9, 2025 to October 8, 2025 were \$4,050.00.
3. The Landlord Wenyi Jai confirmed that the correct amount of arrears from July 9, 2025 to October 8, 2025 was \$4,050.00 and that the N4 contained an error.
4. Pursuant to subsection 59(2) of the *Residential Tenancies Act, 2006*, an N4 Notice is required to 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. As the N4 Notice served on the Tenants did not contain the correct amount of rent due, the N4 Notice served on the Tenants was not valid. The Board has no jurisdiction to terminate a tenancy on the basis of an invalid Notice.

5. At the hearing the Landlords elected to proceed with their application and sought arrears only, without an order for termination.

Rental Arrears

6. As of the hearing date, the Tenants were still in possession of the rental unit.
7. The lawful rent is \$1,850.00. It is due on the 9th day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
9. The Tenants have not made any payments since the application was filed.
10. The rent arrears owing to February 8, 2026 are \$9,250.00.
11. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlords the sum of \$9,436.00 which includes rental arrears owing up to February 8, 2026 and the cost of the application.
2. If the Tenants do not pay the Landlords the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Sean Ramage
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.