



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

File Number: LTB-L-063564-25

In the matter of: 108, 356 DUNDAS ST
LONDON ON N6B 1V7

Between: Indwell
Linda Forget Landlords

And

Chelsea Newman-Provost Tenant

Indwell and Linda Forget (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsea Newman-Provost (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on November 18, 2025.

The Landlord's agents Dan Hunter and Linda Forget, and the Tenants support persons Phillipa Redekop and Darlene Zaifman-Gualits attended the hearing. The Tenant joined the virtual hearing but had disconnected by the time the case was reached at 10:10 am and had not returned following a lengthy recess. The application was heard at 1:25 pm.

Determinations:

1. The Landlord applies to terminate the tenancy based on an N7 notice of termination. This notice and proof of service of the notice were not filed as required by section 53 or O. Reg 516/06 *General*.

2. Without this information, the Board cannot know which cause of action the Landlord advances or be satisfied it has jurisdiction to entertain it. Therefore the application must be dismissed.

It is ordered that:

1. The application is dismissed.

January 20, 2026
Date Issued

Nersi Makki
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.