



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

File Number: LTB-L-089687-25

In the matter of: 4, 16 DUNLOP ST E
Barrie ON L4M1A3

Between: Harbour Management Landlord

And

Ashley Burrows Tenant

Harbour Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Burrows (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

Only the Landlord's agent, Mackenzie Peddle attended the hearing.

As of 9:51am, 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 amount of arrears claimed on the N4 notice. The Landlord submitted an incorrect amount of arrears for the period of July 1, 2025, ending on September 30, 2025.
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 The Landlord's application is withdrawn.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 22, 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.