



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

File Number: LTB-L-082837-25

In the matter of: 233 Main Street South
Markdale ON N0C1H0

Between: Paul Bonwick Landlord

And

Donna Robidoux Tenants
Sebastian Robidoux

Paul Bonwick (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Robidoux and Sebastian Robidoux (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord attended the hearing.

As of 1:56 pm, 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 Landlord's evidence.

Determinations:

1. The Notice of Termination claimed rental periods from the 8th of August, 2025 to the 8th of September, 2025, from the 8th of September, 2025 to the 8th of October, 2025 and the 8th of September, 2025 to the 8th of September, 2025. As a result, the N4 was confusing on its face. In absence of the Tenants, there was no evidence what the Tenants understood and no prejudice was waived.
2. As a result, I found the N4 invalid and dismissed the Landlord's application without considering its merits. The Landlord may wish to seek legal advice with respect to their ability to file a new application and seek any remedies they would otherwise have sought through this application.

It is ordered that:

1. The Landlord's application is dismissed.

January 22, 2026

Date Issued

Brenda Mercer

Member, Landlord and Tenants 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.