



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093351-25

In the matter of: 104, 166 Louis St.
Sudbury, ON P3B 2H3

Between: Greater Sudbury Housing Corporation Landlord

And

Robert Ubdegrove Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Ubdegrove (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 19, 2026.

Only the Landlord's Agent, Suzette Pellerin, attended the hearing.

As of 2:31 p.m., the Tenant was not present, nor 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.

Determinations:

1. The N4 Notice of Termination (N4 notice) the Landlords served the Tenants indicated on the first page that the amount to void the notice was \$1,252.00. However, the amount listed on the second page in the table used to calculate the total amount to void the notice indicated that the total to owing was \$1655.00.
2. Subsection 59(2) of the *Residential Tenancies Act*, 2006 (the 'Act') provides that "the notice of termination shall set out the amount of rent due and shall specify that the Tenant may void 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 of the tenant." Therefore, the content of the notice must be certain and unambiguous to allow the Tenant to know at the time of service what the correct rent charged and the correct rent owing should be for a specific period, to avoid the termination of the tenancy.
3. In this case the content of the N4 notice is not certain and unambiguous; therefore, the N4 notice is invalid.

4. Because the Board is unable to issue an order for eviction based on an invalid notice, the Landlord's Agent was offered the choice of proceeding with the L1 application based on a request for the arrears only or withdrawing the application. The Landlord's Agent sought to withdraw the application, and I consented to the request.

It is ordered:

1. The Application is dismissed as withdrawn.

January 26, 2026

Date Issued

Nicole Pedron

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.