



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

File Number: LTB-L-089346-25

In the matter of: 48 ROYAL CRES
SARNIA ON N7S4Z5

Between: Krista Bissonnette Landlord

And

Amber Lynn Mayer Tenant

Krista Bissonnette (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Lynn Mayer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 16, 2025.

Only the Landlord's Agent, Chris Weening and the Landlord attended the hearing.

As of 1:59 p.m., 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.

Determinations:

Preliminary Issue: N4 notice is invalid

1. At the hearing, I determined that the N4 notice of termination is invalid because the termination date was only 12 days from when the N4 was given, rather than the 14 days as required by s. 59(1) of the *Residential Tenancies Act, 2006*.

2. I delivered my decision orally at the hearing and the Landlord chose to proceed with an application for arrears only.

L1 Application

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: $\$2,300.00 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$20,100.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$20,286.00. This amount includes rent arrears owing up to December 31, 2025 and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.

January 28, 2026
Date Issued

Samantha Greaves
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.