



Order under Section 69 Residential Tenancies Act, 2006

Citation: Li v Sura, 2026 ONLTB 9643

Date: 2026-02-02

File Number: LTB-L-094659-25

In the matter of: 4 RADCLIFF PARK
SUDBURY ON P3E5Y5

Between: Lina Li Landlord

And

Jessica Sura Tenants
Laffin Ryan

Lina Li (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Sura and Laffin Ryan (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

Only the Landlord attended the hearing.

As of 1:34pm, 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 notice is deemed to be served on October 25, 2025. Subsection 59(1)(b) of the Residential Tenancies Act, 2006, S.O. 2006 (the 'Act') requires the date of termination on an N4 notice to be 14 days from the date the notice is deemed to be served. This means the date of termination on the notice before me must be November 8, 2025.
2. The date of termination on the N4 Notice is November 7, 2025. This is one day short of the 14-day requirement. This means the N4 Notice fails to comply with the mandatory requirements of the Act and is therefore invalid.
3. At the hearing, as the N4 Notice was found to be invalid, the Landlord elected to withdraw their application for non-payment of rent. The Landlord's application is therefore dismissed as withdrawn.

It is ordered that:

1. The Landlord's application is dismissed as withdrawn.

February 2, 2026

Date Issued

Laura Hartsliet

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.