



Order under Section 69 Residential Tenancies Act, 2006

Citation: Grewal v Nguyen, 2026 ONLTB 9959

Date: 2026-01-30

File Number: LTB-L-068080-25

In the matter of: 12777 INNIS LAKE RD
CALEDON ON L7C2Z5

Between: Sukhchain Grewal Landlord

And

Chris Nguyen Tenant

Sukhchain Grewal (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Nguyen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord, the Landlord's legal representative Bryan Rubin, the Landlord's witness Sukhdeep Brar and the Tenant attended the hearing.

Determinations:

Preliminary Motion – Invalid Notice

1. The Board made a preliminary motion to dismiss the Landlord's applications as the N4 Notice of Termination served upon the Tenant did not properly identify the rental unit as required under s. 43(1)(a) of the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord's legal representative concurred that the unit should be identified as the "basement" unit and not simply as 12777 INNIS LAKE RD CALEDON ON which would signify that the Tenant rented the entire property. However, that given the minor error, that the notice is substantially compliant pursuant with s.212(2) of the Act.
3. The Tenant confirmed that he resides in the basement rental unit, that in the past there have been up to 14 people residing in the home between the upper and lower levels of the home.
4. I noted that the Certificate of Service outlining the delivery of the N4 notice as served upon the Tenant by the Landlord identified the unit as "basement".

5. Subsection 212(2) outlines that for greater certainty, an error in the contents of a form, notice or document still constitutes substantial compliance with this Act, as long as the error does not significantly prejudice a party's ability to participate in a proceeding under this Act.
6. As outlined at the time of hearing, while s. 212 may be appropriate in consideration of non-compliance with non-mandatory requirements of the Act and in consideration of clerical errors, the requirements as outlined in s. 43(1)(a) are mandatory legislative requirements, inclusive of identifying the rental unit for which the notice is given.
7. As a result of the N4 Notice defect, and the Landlord being aware of the options for consideration of the application for arrears of rent only, the Landlord requested to withdraw the application.

It is ordered that:

1. The application having been withdrawn; the LTB file is closed.

January 30, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.