



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

File Number: LTB-L-096466-25

In the matter of: Apt 2, 80 Lorne St.
Chapleau ON P0M1K0

Between: Patricia Purdy Landlord

And

Brain Lavoilette Tenants
Patrick Hryhorchuk

Patricia Purdy (the 'Landlord') applied for an order to terminate the tenancy and evict Brain Lavoilette and Patrick Hryhorchuk (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

Only the Landlord attended the hearing. The Landlord was assisted by her daughter, Tegan Purdy.

As of 1:32 p.m., 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. This application was filed pursuant to section 69 of the *Residential Tenancies Act, 2006* (the 'Act') claiming that the Tenants have not paid the rent that the Tenants owe.
2. The Landlord confirmed that a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) was not given to the Tenants. The Landlord stated that she has given the Tenants a letter about the outstanding rent and she believed she gave a N13 Notice months ago when she was planning to sell the building. A N13 Notice is not associated with non-payment of rent.
3. The LTB's record confirmed that there was no N4 Notice or Certificate of Service for the N4 Notice filed with this application.

4. Subsection 69(1) of the Act provides that a landlord may apply to the LTB for an order terminating a tenancy and evicting the tenant if the landlord has given notice to terminate the tenancy under this Act.
5. Since the Landlord applied for an order terminating the tenancy for non-payment of rent and has not given a N4 Notice to the Tenants as required, this application must be dismissed.

It is ordered that:

1. The application is dismissed

February 4, 2026
Date Issued

Lisa Del Vecchio
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.