



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089708-25

In the matter of: B, 3728 Champlain Street
Bourget ON K0A1E0

Between: Etienne Ladouceur Landlord

And

Jennifer Rose Douglas Tenant

Etienne Ladouceur (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Rose Douglas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The N4 asserts that the Tenant has not paid \$383.33 of the total rent she was required to pay and provides a termination date of October 21, 2025. By way of reasons and details, the N4 asserts that the total rent charged for the period of May 1, 2025, to September 30, 2025 was \$150.00 and the Tenant paid \$0.00. This gives the impression that the monthly rent is \$30.00. The N4 also asserts that the total rent charged for the period of October 1, 2025 to October 31, 2025, was \$1,400.00.
3. At the hearing, the Landlord confirmed that the monthly rent is \$1,400.00. This means that the Landlord's N4 Notice is invalid because it fails to set out the "amount of rent due" as required by section 59(2) of the *Residential Tenancies Act, 2006* (the 'Act'). This also creates confusion about the payment necessary to void the N4. The invalid N4 deprives the Board of the jurisdiction to terminate this tenancy.
4. As a result, I found the N4 invalid and dismissed the Landlord's application without consideration of its merits. The Landlord may wish to seek legal advice with respect to their ability to file a new application and seek any remedies they would otherwise have sought through this application.

It is ordered that:

1. The Landlord's application is dismissed.

February 5, 2026

Date Issued

Brenda Mercer

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.