



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

File Number: LTB-L-094698-25

In the matter of: 3b, 3163 weston road
toronto ON M9M2T4

Between: manu mand Landlord

And

Janee jada higgins Tenant

manu mand (the 'Landlord') applied for an order to terminate the tenancy and evict Janee jada higgins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord attended the hearing.

As of 1:32 pm, 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:

1. The Landlord served the Tenant with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The N4 Notice did not contain the name of the Tenant or the address of the rental unit, both sections were completely blank.
3. The Landlord testified that he had printed off a copy of the N4 notice that was uploaded to the portal and then added the name of the Tenant and the address of the unit. He did not keep or upload a copy of the one served on the Tenant.
4. The Tenant was not present to waive the prejudice they may have experienced in their ability to participate in the proceedings.
5. Therefore, I find that the N4 is invalid for lack of compliance with section 43 of the Act.
6. Without a valid notice of termination to support the application, the application cannot proceed and must be dismissed.

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.