



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104636-25

In the matter of: 201, 1250 OUELLETTE AVE
WINDSOR ON N8X1J5

Between: MICHAEL DE RITA Landlord

And

DHRUVA PATEL Tenant

Michael De Rita (the 'Landlord') applied for an order to terminate the tenancy and evict Dhruva Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 5, 2026. Only the Landlord attended the hearing.

As of 9:35 a.m., 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.

Determinations:

1. The period of arrears covered in the Landlord's application is from January 1, 2022 to November 11, 2025. However, the Landlord already obtained an order for arrears up to and including October 31, 2023 under LTB-L-032444-23. As such, the Landlord could not claim arrears up to the aforesaid date again. This resulted in the N4 notice of termination being defective as it did not set out the correct arrears period and the correct amount outstanding.
2. As the Board cannot terminate a tenancy based on a defective notice of termination, the Landlord was given the option of continuing with the application to obtain an order for arrears only, which would also require amending the application, or withdrawing the application. The Landlord requested to withdraw the application and I consented to the request.

It is ordered that:

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 The application having been withdrawn; the LTB's file is closed.

February 11, 2026
Date Issued

Rachel Gibbons
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.