



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094350-25

In the matter of: 68 ASH HILL AVE
CALEDON EAST ON L7C4E8

Between: Amrik Sanghera Landlord

And

Franzua Rudder Tenant

Amrik Sanghera (the 'Landlord') applied for an order to terminate the tenancy and evict Franzua Rudder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

Only the Landlord attended the hearing.

As of 10:03 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. At the hearing, I raised preliminary issues in relation to the validity of the N4 notice of termination on which this application is based. Specifically, I raised issues with respect to service of the N4 and the date of termination on the N4.
2. The certificate of service uploaded onto TOP states that the Landlord served the N4 notice on the Tenant on November 9, 2025, by handing it to the Tenant and the date of termination on the N4 was November 21, 2025.
3. When I raised this issue with the Landlord, the Landlord testified that he served the Tenant with the N4 on November 7, 2025, by email and text message.
4. Upon review of the documentation the Landlord submitted to TOP, there is nothing within the portion of the lease uploaded that confirms email or text is an agreeable method of service, and the Landlord failed to submit supporting documentation that he emailed the Tenant the N4 notice and that the Tenant received the notice. Accordingly, I am not satisfied that the requirements for serving documents and notices by email as set out in Rule 3.3 of the LTB's Rules of Procedure are satisfied.

5. In accordance with section 59(1) of the *Residential Tenancies Act, 2006* (the 'Act'), the Landlord was required to give each tenant the Form N4 at least 14 days before the termination date because this is a monthly tenancy. The Landlord was also required to use a method of service that is set out in either the Act or the Rules. I am not satisfied that service was properly effected on November 7, 2025 because email and text message are not an approved method of service in the circumstances and I have no evidence before me that the N4 Notice came to the Tenant's attention that day. Therefore, I find that the N4 Notice is invalid.
6. After I delivered my decision that the N4 is invalid orally at the hearing, the Landlord sought to withdraw the application as the Landlord was seeking an order for eviction and the arrears, and I consented to the request.

It is ordered that:

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

February 13, 2026
Date Issued

Samantha Greaves
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.