



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082027-25

In the matter of: 2469 JUNCTION AVE
OTTAWA ON K1V8G9

Between: Gabriel Latrémouille Landlord

And

William Dupont Tenant

Gabriel Latrémouille (the 'Landlord') applied for an order to terminate the tenancy and evict William Dupont (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on February 9, 2026.

Only the Landlords, Gabriel Latrémouille and Darquise Pellerin, attended the hearing.

As of 11:48 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. For the following reasons, I find the N5 notice of termination to be defective.
2. I raised a concern that the N5 Notice of Termination ('N5 Notice'):
 - a) Failed to identify a termination date; and
 - b) Did not properly identify the rental unit.
3. There was no termination date listed on the N5 Notice provided by the Landlords.
4. The address of the rental property, as listed on the N5 Notice was:
 - 2469 Junction av. Apt 3.

5. There was no city identified in the rental unit's address.
6. Subsection 43(1) of the *Residential Tenancies Act, 2006* (the 'Act') sets out the minimum requirements for a notice of termination of a tenancy. Paragraph 43(1)(a) of the Act provides that a notice of termination shall identify the rental unit for which the notice is given. Subsection 43(1) of the Act provides as follows:

43(1) Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board and shall,

 - (a) identify the rental unit for which the notice is given;
 - (b) state the date on which the tenancy is to terminate; and
7. The proper identification of the rental unit and listing of a termination date are strict statutory requirements. They are required to ensure that the tenant is given notice that their unit is subject to a request to terminate the tenancy and, where applicable, allow the tenant to void the notice.
8. Given the above, I find that the notice of termination on which this application is based fails to both identify the rental unit and list a termination date and, as a result, fails to meet the mandatory requirements of the Act and is invalid. The Board does not have the jurisdiction to evict a tenant based on an invalid notice to terminate.

It is ordered that:

1. The Landlord's application is dismissed.

February 12, 2026
Date Issued

Curtis Smith
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.