



Order under Section 69 Residential Tenancies Act, 2006

Citation: Ballis v Anderson, 2026 ONLTB 2928

Date: 2026-02-13

File Number: LTB-L-079501-25

In the matter of: 1, 770 Front St
North Bay ON P1B6N3

Between: Anastasios Taso Ballis Landlord

And

Pamela Anderson Tenants
Aundrae Kerr

Anastasios Taso Ballis (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Anderson and Aundrae Kerr (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on November 19, 2025.

The Landlord and the first named Tenant attended the hearing.

Determinations:

1. As explained below, I find that the Landlord served the Tenants with an invalid N8 notice of termination. Therefore, the Board does not have the jurisdiction to consider the Landlord's application for eviction pursuant to section 69 of the *Residential Tenancies Act, 2006* (the 'Act'). The Landlord's application is dismissed.
2. The Landlord served a notice of termination under section 58(1). This section sets out the following

58(1) A Landlord may give a Tenant a notice of termination of their tenancy of any of the following grounds:

- The tenant has persistently failed to pay rent on the date it becomes due and payable.
3. The Landlord served the notice of termination on June 26, 2025. The notice of termination contains the following allegations:
 - Rent has been paid late almost every month since the voluntary pre-payment period has ended.
 - More than 6 times from the emails readily available in my inbox. As well, there is currently no rent being paid.
 4. In order for the Landlord to be successful on this application, the notice of termination must demonstrate that the Tenants have been persistently late in paying their rent.
 5. The N8 notice of termination does not include sufficient reasons and details of the alleged late payments, such as the months in which rent was paid late or the dates rent was paid. As a result, I find that the notice does not comply with section 43(2) of the Act and is invalid.
 6. This order contains all the reasons within it and no further reasons shall be issued.

It is ordered that:

1. The Landlord's application is dismissed.

February 13, 2026
Date Issued

Reshad Nazeer
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.