



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093802-25

In the matter of: 1273 Northbrook Street
Oshawa ON L1G7M5

Between: Leonard Forsythe Landlord

And

David Gorr Tenant

Leonard Forsythe (the 'Landlord') applied for an order to terminate the tenancy and evict David Gorr (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.

The Landlord and the Tenant attended the hearing.

Determinations:

1. I raised a preliminary issue relating to the address of the rental unit. The Landlord described the residential complex as a house constituting four (4) rented rooms. The upper floor contains three (3) bedrooms and the main floor contains one (1) bedroom.
2. The Landlord's 1st N5 Notice describes the rental unit address as follows:
 - 1273 Northbrook Street, Oshawa ON L1G7M5
3. The Landlord's L2 application identifies the address of the rental unit in the same way as the 1st N5 Notice.
4. The Landlord confirmed the rooms do not have separate numbers. He further indicated that the Tenant occupies one of the three upper floor rooms.
5. Pursuant to subsection 43(1) of the Act, where the Act permits a Landlord or Tenant to give 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 was given.

6. I find that the Landlord's 1st N5 Notice does not comply with subsection 43(1) of the Act as the address of the rental unit was not correctly identified. The 1st N5 Notice does not specify the exact rental unit at 1273 Northbrook Street in Oshawa, ON; therefore, the 1st N5 Notice is invalid. As a result, the Landlord's application for termination of the tenancy cannot be granted without a valid notice of termination.

It is ordered that:

1. The Landlord's application is dismissed.

February 18, 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.