



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-104289-25

In the matter of: 42 Durham Str
Kingston ON K7L1J1

Between: Adrien DJOMO NJEPANG Landlord

And

JESSICA ANN PHILLIPS Tenant

Adrien DJOMO NJEPANG (the 'Landlord') applied for an order to terminate the tenancy and evict JESSICA ANN PHILLIPS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 30, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. For the reasons that follow, the Landlord's application is dismissed.
2. The N4 served to the Tenant indicates two different amounts owed in order to void the notice. On page 1 of the notice, the amount required to void the notice is \$1,250.00. The chart completed on page 2 of the N4 notice indicates that the total amount owing is \$17,500.00. This discrepancy represents a fatal flaw in the notice. Notice of termination can not be amended.
3. The Landlord was given the option to convert the L1 application to an L9 application for arrears only with no termination. The Landlord stated that he wanted the tenancy terminated. As I have no jurisdiction to terminate the tenancy on an invalid notice, that request was denied.
4. As such, and absent an answer from the Landlord with respect to amending the application to arrears only, the application is dismissed.

It is ordered that:

1. The application is dismissed.

February 27, 2026
Date Issued

Emily Robb
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.