



Order under Section 69 Residential Tenancies Act, 2006

Citation: White v Theobald, 2026 ONLTB 12855

Date: 2026-02-25

File Number: LTB-L-098765-25

In the matter of: Upper, 4275 Wyandotte st. East
Windsor ON N8Y1G8

Between: Michael Shawn White Landlord

And

Jennifer Sky Theobald Tenant
Payton Robison

Michael Shawn White (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Sky Theobald and Payton Robison (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 3, 2026.

Only the Landlord attended the hearing.

As of 3:06 p.m., the Tenants were 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. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) on November 24, 2025.
2. The Termination Date on the Notice was November 21, 2025, which indicates service was given after the Termination Date and not before.
3. In accordance with s. 59(1) of the *Residential Tenancies Act, 2006* ('The Act') the date of termination on an N4 Notice must be at least 14 days **after** the date the N4 Notice is given to the Tenant.
4. I therefore find the N4 Notice is invalid.

It is ordered that:

1. The Landlord's application be dismissed.

February 25, 2026
Date Issued

Vanessa Davies
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.