



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

File Number: LTB-L-090916-25

In the matter of: 1002, 2339 DUFFERIN ST
YORK ON M6E4Z5

Between: Vanessa Omojola Landlord

And

Alfred Kamondo Tenant

Vanessa Omojola (the 'Landlord') applied for an order to terminate the tenancy and evict Alfred Kamondo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was initially heard on January 19, 2026, and only the Landlord's Representative, Vanessa Omojola, attended the hearing. The matter was then reconvened on February 24, 2026 to obtain additional submissions regarding the lawful rent and validity of the N4 Notice. Again, only the Landlord's Representative, Vanessa Omojola, attended the hearing.

As of 10:52 a.m., the Tenant 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.

Determinations:

1. At the hearing, the Landlord's Representative was asked to clarify the amount of rent charged on the N4 Notice, as the amount of rent charged did not correspond with the lawful rent listed on the application. Though the Landlord's Representative provided a revised amount for the lawful rent that included parking, the total listed on the N4 Notice was still higher than the Tenant should have been charged, thereby rendering the N4 Notice in contravention of subsection 59(2) of the *Residential Tenancies Act, 2006*. Consequently, I found the N4 Notice invalid.
2. The Landlord's Representative was then asked if they wished to pursue the arrears owing without termination of the tenancy, or if they would prefer to withdraw the application. The Landlord's Representative then requested to withdraw the application, and I consented to the request.

It is ordered:

3. The application is withdrawn, and the LTB's file is closed.

March 4, 2026

Date Issued

Fotoula Hatzantonis

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.