



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

File Number: LTB-L-104170-25

In the matter of: 61, 111 PINOT CRES
HAMILTON ON L8E0J9

Between: SYED TAHSEEN AHMED RIZVI Landlords
NADIA RIZVI

And

JUDITH AKUA BOAKYEWAA Tenant

SYED TAHSEEN AHMED RIZVI and NADIA RIZVI (the 'Landlords') applied for an order to terminate the tenancy and evict JUDITH AKUA BOAKYEWAA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlord Syed Tahseen Ahmed Rizvi, the Landlord's Legal Representative Jasleen Narula and the Tenant attended the hearing.

Determinations:

Preliminary Issue: Validity of N4 Notice of Termination

1. At the commencement of the hearing the Tenant raised an issue regarding the validity of the N4 Notice of Termination claiming it did not accurately reflect the arrears owing.
2. The Landlords concede that amount of arrears alleged to be owing in the N4 Notice of Termination was incorrect.
3. Pursuant to section 59(2) of the *Residential Tenancies Act, 2006* (the 'Act'):

The notice of termination shall set out the amount of rent due and shall specify that the tenant may avoid the termination of the tenancy by paying, on or before the termination date specified in the notice, the rent due as set out in the notice and any additional rent that has become due under the tenancy agreement as at the date of payment by the tenant.

4. Based on the uncontested evidence before me the Landlords' N4 Notice of Termination is invalid.

L1 Application

5. The Board can not issue an eviction order on an application under section 69 of the Act without a valid notice of termination.
6. At the hearing the Landlords were given the option to either withdraw their application or proceed with the application with respect to arrears only.
7. The Landlords requested to withdraw their application.
8. In accordance with section 200(4) of the Act, I consented to the withdrawal of the Landlords' application.
9. The application having been withdrawn, the LTB's file is closed.

February 27, 2026
Date Issued

Sean Ramage
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.