



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-095026-25

In the matter of: Unit D, 8 Ontario st
Havelock ON K0L1Z0

Between: Tara Drury Landlord

And

Michael Watson Tenant

Tara Drury (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Watson (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Tara Drury (the 'Landlord') also applied for an order requiring Michael Watson (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 18, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord's Application is an L2 based on a 2nd N5 Notice of Termination
2. At the outset of the hearing, I raised that it appeared the Landlord had not submitted a certificate of service for the 1st N5. The Landlord confirmed that they had not done so.
3. Section 53 of Ontario Regulation 516/06 states:

Information to accompany application

53. An application to the Board must be accompanied by the following information:

1. If the application is with respect to a notice of termination on any ground, a copy of the notice of termination and a certificate of service of the notice of termination, if notice was given by the landlord.
2. If the application is with respect to a notice of termination for demolition, conversion repair or severance, in addition to the information required by paragraph 1, evidence, where required, that the landlord paid the necessary compensation required under section 52, 54 or 55 of the Act or found acceptable alternative accommodation for the tenant.
3. If the application is with respect to a notice of termination due to a second contravention in six months, in addition to the information required by paragraph 1, a copy of the original notice of termination and a copy of the certificate of service of the original notice of termination.
4. If the application is made under section 77 of the Act with respect to an agreement to terminate the tenancy, a copy of the agreement.
5. If the application is with respect to a review of a work order under section 226 of the Act, a copy of the work order. O. Reg. 516/06, s. 53.

4. As the Landlord has not provided a copy of the certificate of service for the 1st N5, I find that the Landlord's Application must be dismissed as incomplete without consideration of the merits.
5. Even if I were not satisfied that it is appropriate to dismiss the Landlord's Application for failing to include the certificate of service for the 1st N5 I would still dismiss the Application on the basis that it does not contain adequate particulars
6. A notice of termination must provide sufficient details to allow the opposing party to know the specific allegations being made so that the opposing party can be in a position to know the case that must be met: Ball v. Metro Capital Property, [2002] O.J. No. 5931 ("Ball").
7. As both the 1st and 2nd N5 are vague and fails to provide specifics for the allegations made, I find that there is insufficient reasons and details to allow the Tenant to know the allegations made or the case to be met. The application must therefore be dismissed.

It is ordered that:

1. The Landlord's Application is dismissed.

March 4, 2026
Date Issued

Reid Jackson
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.