



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

File Number: LTB-L-044481-25

In the matter of: 7, 309 Crescent PL
East York ON M4C5L7

Between: Canadian Mental Health Association Landlord

And

Ravinderraj Khan Tenant

Canadian Mental Health Association (the 'Landlord') applied for an order to terminate the tenancy and evict Ravinderraj Khan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 26, 2026.

The Landlord's Agent Mosope Omisore the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. This notice was found to be fatally flawed at the hearing, as the amount listed as the lawful monthly rent is incorrect; it was listed as \$500.00 per month as opposed to the correct amount of \$400.00. Therefore, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed without prejudice.

March 2, 2026
Date Issued

Diane Wade
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.