



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-095213-25-RV

In the matter of: 112 CLIFTON AVE
NORTH YORK ON M3H4L3

Between: HANG WU Landlord

And

JUAN SEBASTIAN PULIDO GUATAME Tenant

Review Order

HANG WU (the 'Landlord') applied for an order to terminate the tenancy and evict JUAN SEBASTIAN PULIDO GUATAME (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-095213-25 issued on January 27, 2026.

On January 29, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved. The Landlord alleged that they were not reasonably able to participate in the proceeding.

On January 30, 2026, interim order LTB-L-095213-25-RV-IN was issued, staying the order issued on January 27, 2026.

This application was heard by videoconference on February 26, 2026. The Landlord and his father, B. Wu attended the hearing. As of 1:41 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Landlord alleged that they were not reasonably able to participate in the original proceeding of January 22, 2026, which resulted in the dismissal of their application.
2. Had the application not been dismissed for that reason, it would have been dismissed because the Landlord served the Tenant with three defective Notice to End your Tenancy Early For Non-payment of Rent (N4).
3. Firstly, the Landlord is required to serve one notice, and if the Tenant fails to make the payment, file an Application to evict a tenant for non-payment of rent and to collect rent the tenant owes (L1), accompanied by a board approved Certificate of Service. Here the Landlord served three N4 notices and failed to complete the Certificate of Service.

4. Secondly, the notices are dated August 11, 2025, September 16, 2025, and October 18, 2025, and contain termination dates of August 16, 2025, September 22, 2025, and October 24, 2025, respectively.
5. Section 59 (1) (b) of the *Residential Tenancies Act, 2006* ('the Act') provides that if a tenant fails to pay rent lawfully owing under a tenancy agreement, the landlord may give the tenant notice of termination of the tenancy effective not earlier than the 14th day after the notice is given.
6. The notices in this case are excessive and were provided less than 14 days before the termination date, in contravention of the Act.

It is ordered that:

1. The request to review order LTB-L-095213-25 issued on January 27, 2026, is granted. The order cannot be enforced.
2. The interim order issued on January 30, 2026, is cancelled and replaced by this order.
3. The Landlord's application is dismissed.

March 3, 2026
Date Issued

Jitewa Edu
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.