



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-076702-25

In the matter of: Apartment A, 1904 Chene
ROCKLAND ON K4K1K3

Between: Sylvain Glaude Landlord

And

Amanda Clayton Tenant

Sylvain Glaude (the 'Landlord') applied for an order requiring Amanda Clayton (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on November 18, 2025.

Only the Landlord attended the hearing.

As of 1:37 p.m., the Tenant was 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. As a result, the hearing proceeded with only the Landlord's evidence.

Preliminary Issue:

1. Upon review of the N4 Notice of Termination, I find that the notice to be fatally defective. The address of the rental unit on the N4 Notice of Termination failed to indicate a municipality or province.
2. Pursuant Section 43 of the *Residential Tenancies Act, 2006* (the "Act") sets out the minimum requirements for a notice of termination, including that the notice shall "set out the reasons and details respecting the termination". In this case the N4 Notice, these details must include and identify the rental unit for which the notice is given. I found the N4 Notice to be invalid
3. The Landlord was informed of the defective notice, and she elected to proceed with the application for rent arrears only.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2025 to November 30, 2025.
3. The lawful rent is \$1,850.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to November 30, 2025 are \$5,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,786.00. This amount includes rent arrears owing up to November 30, 2025 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Anthony Bruno
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.