



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-042670-24

In the matter of: Room 3, 5 WILLIAM ST
BRAMPTON ON L6V1L3

Between: Andrew Enofe Landlord

And

Castillo Hernandez Tenant

Andrew Enofe (the 'Landlord') applied for an order to terminate the tenancy and evict Castillo Hernandez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

The Landlord, the Landlord's Legal Representative Christopher Williams, the Tenant and the Tenant's Legal Representative Cassia Gomes attended the hearing.

Determinations:

1. The Landlord claims to have served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) and that 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. At the hearing held on December 17, 2025, which was adjourned, the Landlord was directed to serve and file an L1/L9 Update form and a ledger of the Tenant's rent account by December 31, 2025.
4. The Landlord failed to comply with the Board's direction. At this hearing, the Landlord did not have an L1/L9 Update form or a ledger to submit.
5. When I asked the Landlord and the Landlord's Legal Representative why they neglected to serve and file the required information by the deadline stipulated and agreed upon at the last hearing, I was not provided with satisfactory answers. However, the Landlord's Legal Representative apologized for this 'misstep'.
6. More importantly, when I asked the Landlord what the amount of arrears are owing to date, he responded that he had no idea and he had not prepared submissions.

7. Since the Landlord was not in a position to support the application with any relevant or reliable evidence, I find that the application cannot proceed.
8. According to the Landlord, as of mid-January 2026, the Tenant no longer occupies the rental unit.
9. The application is dismissed without prejudice to the Landlord filing a new application in accordance with the provisions of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Landlord's application is dismissed.

March 6, 2026
Date Issued

Elle Venhola
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.