



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

Citation: NOVI PROPERTIES v Moreau, 2026 ONLTB 19783

Date: 2026-03-06

File Number: LTB-L-095880-25

In the matter of: 1101, 100 GAMBLE AVE
TORONTO ON M4K2H2

Between: NOVI Properties Landlord

And

Manon Moreau Tenant

NOVI Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Manon Moreau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's agent, Elvis Prifti, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with an invalid N4 Notice to End Tenancy for Non-payment of Rent. The N4 was invalid because it included amounts which were not rent. An application for eviction cannot proceed on an invalid notice. The Landlord elected to proceed with the application for arrears only.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2025 to January 31, 2026.
4. The lawful rent is \$2,536.87. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$16,110.60.
7. 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 \$16,296.60. This amount includes rent arrears owing up to January 31, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Dawn Carr
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.