



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098368-25

In the matter of: Blue Door Unit, 5026 HIGHWAY 21
PORT ELGIN ON N0H2C5

Between: Christopher James Steingart Landlord

And

Lisa VanBeek Tenant

Christopher James Steingart (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa VanBeek (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord and 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) on November 5, 2025, by handing the documents to the Tenant.

Defective N4 Notice and Application

2. The Landlord submitted that rent is due on the first of each month. Therefore, the rental period ends on the last day of each month. The N4 Notice shows the rental periods starting and ending on the first of each month.
3. *The Residential Tenancies Act, 2006* (the "Act") at section 59(2) requires contents of an N4 Notice of Termination which includes the requirement that the amount of rent shall be specified.
4. Given the error contained in the N4 Notice of Termination, the period of rent arrears claimed does not properly reflect the exact periods of monthly rent that are being claimed.
5. Since the N4 Notice did not properly give the Tenant the opportunity to understand what specific periods of alleged rent arrears were being claimed, the N4 Notice is rendered invalid.
6. When the Landlord files an application for arrears of rent, Regulation 53 states as follows:

53. An application to the Board must be accompanied by the following information:

1. If the application is with respect to a notice of termination on any ground, a copy of the notice of termination and a certificate of service of the notice of termination, if notice was given by the landlord.
7. The application in this case states that it included the Certificate of Service only. The N4 was not included in the application and therefore this regulation has not been complied with.
8. In consideration of the defective N4 notice and the defective application, the Board does not have jurisdiction to consider this matter, and therefore it is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 12, 2026

Date Issued

Stephanie Ball

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.

