



Order under Section 69 Residential Tenancies Act, 2006

Citation: MAQBOOL v Occupants, 2026 ONLTB 20791

Date: 2026-03-11

File Number: LTB-L-106915-25

In the matter of: 4768 ST LAWRENCE AVE
NIAGARA FALLS ON L2E3X9

Between: BILAL MAQBOOL Landlord

And

Unknown Occupants Tenant

BILAL MAQBOOL (the 'Landlord') applied for an order to terminate the tenancy and evict Unknown Occupants (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlord and an occupant, Gigi Trudel, attended the hearing. The Occupant spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

1. The occupant pointed to a defect in the N4 Notice of Termination (N4) that they submit is a fatal error in the notice, moreover, the Tenant was not served the N4.
2. The N4 notice did not name the tenant, Alysha Tarnawski, nor was she served as she was incarcerated at the time the N4 was couriered to the rental unit.
3. The Occupant Gigi Trudel testified that she was the Tenant's roommate, and attended as this application affects her housing, but was not appearing on behalf of the Tenant.
4. The Landlord confirmed that he did not name the Tenant, nor did he serve her, given there was a management company that dealt with this unit, which he alleged perpetrated a fraud against him.
5. On the basis of the evidence before the Board, I find that the N4 does not comply with mandatory content requirements of the Act and is void and cannot be amended or corrected, and must be dismissed.
6. As of the hearing date, the Tenant was still in possession of the rental unit (George V Apartments Ltd. V. Cobb, [2002] O.J. No. 5981 (Ont. Div. Ct.)).

7. Based on the above, I find the N4 was invalid. As the Landlord did not name the Tenant in the N4 and thus must be dismissed, nor did he serve the Tenant as per his testimony.
8. The Landlord further submitted an issue regarding who in fact was the Tenant and he alleged he was not aware but given the application has been dismissed there is no need for the Board to consider this issue, at this time.
9. The Landlord further did not request to convert the application to an L9 application for arrears only.

It is ordered that:

1. The Landlord's application is dismissed.

March 11, 2026

Date Issued

Panagiotis P. Roupas

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.