



## **Order under Section 69 Residential Tenancies Act, 2006**

**Citation:** Poirier v Ariel, 2026 ONLTB 20995

**Date:** 2026-03-11

**File Number:** LTB-L-105786-25

**In the matter of:** 211 HOOPLE AVE  
CORNWALL ON K6J2A4

**Between:** Daniel Poirier Landlord

**And**

Valerie Arial Tenant

Daniel Poirier (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Arial Henophy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

At the hearing, the Tenant said that her name is Valie Arial, and that is the name listed on the lease agreement. Therefore, the application was amended accordingly.

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

The Landlord's legal representative, N. Sheppard, and the Tenant attended the hearing.

### **Determinations:**

1. The N4 notice and the application listed the rent as \$182.00 per week. However, the lease agreement states that the rent is \$800.00 per month. Consequently, I found that the N4 notice of termination is invalid.
2. The Landlord is seeking eviction, and they therefore requested the consent of the Board to withdraw their application in order to file a valid N4 notice of termination.
3. I consented to the Landlord's request.

**It is ordered that:**

1. The Landlord's application is withdrawn.

**March 11, 2026**  
**Date Issued**

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Nancy Morris  
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.