



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

File Number: LTB-L-000531-26

In the matter of: 80 Copeman Cres.
Barrie, ON L4N8B4

Between: Aaron Arkady Zanger Landlord

And

Linda Smith Tenant
David Smith
Jason Smith

Aaron Arkady Zanger (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Smith, David Smith and Jason Smith (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 11, 2026.

The Landlord and the Tenant attended the hearing.

Only the Landlord attended the hearing.

As of 9:40 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-Payment of Rent (N4 Notice). However, the Landlord did not submit a complete copy to the Board of the N4 Notice of Termination or a certificate of service detailing when and how the notice was served to the Board.

2. Section 185(1) of the *Residential Tenancies Act, 2006* ('the Act'), states that:

An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information and shall be signed by the applicant.

3. The prescribed information is set out in s.53 of O.Reg. 516/06 under the Act and includes:

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.*

4. As the Landlord failed to provide the documents required by the Act's regulations, I dismissed the Landlord's application.

It is ordered that:

1. The Landlord's application is dismissed.

March 16, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.