



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107264-25

In the matter of: 3000 SANDSTONE CRES
PETAWAWA ON K8H0A6

Between: Sandstone AJL Landlord

And

Shayna Dakins Tenant

Sandstone AJL (the 'Landlord') applied for an order to terminate the tenancy and evict Shayna Dakins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's Agents, Jay Ng and Lucas Smith attended the hearing.

As of 11:33 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.

Preliminary:

N4 notice invalid

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) with a termination date of December 12, 2025.
2. The Landlord filed a certificate of service to TOP indicating the Landlord served the Tenant the notice by email on November 27, 2025.
3. A Landlord serving a Tenant an N4 notice for nonpayment based on a month-to-month term, must provide the Tenant with 14 days after the notice is given to void the notice in accordance with section 59(1)(b) of the *Residential Tenancies Act, 2006* (the "Act").
4. The Board's Rules of Procedure on Calculation of Time states: "When something must be done within a specific number of days, the days are counted by excluding the first day and including the last day."

5. Based on the Landlord's submissions and documents the Landlord served the Tenant with an N4 notice only allowing 13 days.
6. Given the above I find the Landlord's notice to be invalid.
7. The Landlord was provided the opportunity to withdraw the application or proceed with a request for an order from the Board for arrears only. I instructed the Landlord that he may not seek an order for eviction for arrears up to March 31, 2026 if he proceeded.
8. The Landlord stated he wished to proceed with an application for arrears.
9. The application is amended to reflect the Landlord's request for an order for arrears and is reflected in this order.

Determinations:

10. As of the hearing date, the Tenant was still in possession of the rental unit.
11. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
12. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
13. The Tenant has not made any payments since the application was filed.
14. The rent arrears owing to March 31, 2026 are \$16,600.00.
15. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
16. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$16,786.00. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2026, at 4.00% annually on the balance outstanding.

March 24, 2026
Date Issued

Greg Brocanier
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.