



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-001711-26-RV

In the matter of: 201, 310 WIGGINS PVT
OTTAWA ON K1N1B1

Between: Ottawa Community Housing Corporation Landlord

And

Noah Wood Tenant

Review Order

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Noah Wood (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was resolved by order LTB-L-001711-26 issued on January 22, 2026.

On January 27, 2026, the Landlord requested a review of the order.

On January 28, 2026 interim order LTB-L-001711-26-RV-IN was issued.

This application was heard by videoconference on March 19, 2026.

The Landlord's representative Laura Clark and the Tenant attended the hearing.

Determinations:

The Review Request

1. The Landlord claims that Board order issued on January 22, 2026 contains a serious error (the "Order").
2. By way of background, the Tenant signed a Form N9 containing a termination date of December 31, 2025. The Landlord filed an L3 Application seeking to terminate the tenancy because the Tenant gave notice to end the tenancy. The Landlord was subsequently advised by the Board that the Form N9 did not contain a complete rental unit address of the rental unit. When the Landlord did not produce an amended Form N9 within the timeline provided, the Landlord's L3 Application was dismissed.
3. The Landlord submits there was no confusion or prejudice to the Tenant and that the member erred in failing to consider section 212 of the *Residential Tenancies Act*, 2006 (the

“Act”) which provides that “*substantial compliance with this Act respecting the contents of forms, notice or documents is sufficient*”.

4. The Tenant did not contest that the Order contains a serious error. On the basis of the largely uncontested submissions made by the Landlord, I am satisfied that the member failed to consider section 212 of the Act and that the notice given was substantially compliant with the Act. The Tenant has not incurred any significant prejudice and in fact, the Tenant advised he sought an order terminating the tenancy.

L3 Application

5. The Tenant acknowledges providing the Landlord with a Form N9 terminating the tenancy for December 31, 2025. The Tenant advised that he is no longer residing at the rental unit, having vacated the rental unit sometime in October 2025.
6. Based upon the evidence presented, I find the tenancy terminated on December 31, 2025 pursuant to the notice given by the Tenant.
7. At the hearing, it was noted there is another individual residing in the rental unit for which the Landlord has filed an A2 Application with the Board. The Landlord takes the position the person currently residing at the rental unit is a guest/occupant of the Tenant, while the Tenant testified he seeks to terminate the tenancy and any person residing in the rental unit is in possession without the Tenant's consent.
8. The Landlord requested a sheriff enforcement clause, however, in my view the request is moot in respect of this tenancy as the Tenant has admittedly already vacated the rental unit.

It is ordered that:

1. The request to review order LTB-L-001711-26 issued on January 22, 2026 is granted.
2. The interim order issued on January 28, 2026 is cancelled.
3. Order LTB-L-001711-26 issued on January 22, 2026 is cancelled and replaced with the following order.
4. The tenant is terminated on December 31, 2025.

March 30, 2026
Date Issued

Peter Nicholson
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.