



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105017-25

In the matter of: 137 COLBORNE ST W
BRANTFORD ON N3T1K9

Between: Son Hoang Tran Landlord

And

Bonnie Tiffin Tenant

Son Hoang Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Bonnie Tiffin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord and the Tenant's Legal Representative, Kurt Shmuir, attended the hearing.

1. At the hearing, the Tenant's Legal Representative raised a preliminary issue in relation to the validity of the N4 notice of termination. The issue raised by the Tenant's Legal Representative, is the amount outstanding on the notice. There is no total on the N4 other than the 1st page, and the N4 was not filed with the Board until January 27, 2026, when the application was filed December 17, 2025.
2. In response, the Landlord testified that the N4 was late being filed as he was having issues uploading to TOP, and he emailed the LTB for assistance. In relation to the N4 notice, it doesn't have the amounts added up because the form would not allow him. In addition, the Landlord testified that page 1 on the notice of termination was only for the November 2025 rent, but he was not seeking December 2025 rent as the notice of termination was dated November 13, 2025 by the Landlord.
3. Upon review of the documentation, the N4 notice of termination did reflect December 2026, rent outstanding before December 2026 rent was due.
4. In this case, the N4 does not accurately set out the amount of rent due, nor does it provide the Tenant with a meaningful opportunity to void the notice by paying the correct rent due.
5. I delivered my decision orally at the hearing, finding the N4 invalid. The Landlord then requested to withdraw the application, and I consented to the withdrawal.

6. The application having been withdrawn, the LTB's file is closed.

April 2, 2026

Date Issued

Samantha Greaves

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.