



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006875-26

In the matter of: 549 LORNE ST
SUDBURY ON P3C4R3

Between: Clinton Hosannah Landlord

And

Paul Clement Tenant

Clinton Hosannah (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Clement (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.

Preliminary issue - defective N4 Notice of termination

3. As explained at the hearing, s.43 of the *Residential Tenancies Act, 2006* (the 'Act') states:

43 (1) Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board and shall,

(a) identify the rental unit for which the notice is given; ...

4. The N4 Notice of Termination served to the Tenant with the termination date of December 25, 2025 identifies the rental unit as:

549 Lorne St. P2C2Y7

5. The N4 Notice does not include the city or province of the rental unit. Due to the defective N4 Notice, the Board cannot issue an eviction order.
6. As explained to the Landlord, as a result of the defect with the N4 Notice, the Landlord has the option to request to withdraw this L1 application to correct the N4 Notice which may lead to filing a new L1 application if they wish to pursue eviction based on these periods of rent arrears. Alternatively, the Landlord may seek an order for arrears only.
7. The Landlord requested to withdraw the application, and I consented. The Landlord may re-file a new application upon serving a valid notice to the Tenant.
8. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Landlord's application is dismissed.

April 8, 2026

Date Issued

Alicia Johnson

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.