



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

File Number: LTB-L-106787-25

In the matter of: 1510, 31 HIGH ST E
MISSISSAUGA ON L5G1J9

Between: ALTA PLACE PROPERTY INC. Landlord

And

ROSA MENDA SARR Tenant
KEISHA LUCETTE GEDEHOMME

ALTA PLACE PROPERTY INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ROSA MENDA SARR and KEISHA LUCETTE GEDEHOMME (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

In this order, any reference to the 'Tenant' includes all tenants.

The Landlord's agent Ana Avramovic 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 voided 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.
3. The lawful rent is \$2,711.12. It is due on the 1st day of each month.
4. At the hearing, the Landlord confirmed that all rent arrears have been paid in full and that they are seeking only \$89.12, representing the balance of the application filing fee.
5. The Tenant confirmed that the amount claimed by the Landlord is accurate. The Tenant testified that the N4 Notice of Termination was dated November 11, 2025, with a termination date of December 1, 2025. The Tenant paid the remaining arrears in full, in the amount of \$1,691.12, on December 1, 2025. The Tenant relied on documentary evidence, (Landlord ledger), which was provided to the Tenant.

Analysis

6. Section 59(3) of the *Residential Tenancies Act, 2006* provides that if a tenant pays the full amount of arrears set out in the N4 notice by the termination date, the notice is void.
7. Based on the uncontested evidence before the Board, the Tenant paid the full amount of arrears on December 1, 2025, which is the termination date listed in the N4 notice.
8. As a result, the N4 notice was void and of no force or effect. Because the N4 notice is void, the Landlord's application cannot succeed.
9. While the Landlord seeks recovery of the balance of the filing fee, the Board finds that it would not be appropriate to order the Tenant to pay this amount in circumstances where the arrears were paid in full by the termination date.
10. The Landlord's application for reimbursement of the filing fee in the amount of \$89.12 is denied.

It is ordered that:

1. The Landlord's application is dismissed

April 9, 2026
Date Issued

Nathan Korenberg
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.