



Order under Section 69 Residential Tenancies Act, 2006

Citation: 345 LACASSE MANAGEMENT LTD. v HULL, 2026 ONLTB 28626

Date: 2026-04-13

File Number: LTB-L-004031-26

In the matter of: 6, 345 LACASSE AVE
VANIER ON K1L7B1

Between: 345 LACASSE MANAGEMENT LTD. Landlord

And

CONRAD HULL Tenant

345 LACASSE MANAGEMENT LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict CONRAD HULL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's agent, Rami Naim, and the Tenant attended the hearing.

Determinations:

1. The Landlord's application is dismissed for the following reasons.
2. The Landlord's N4 notice served to the Tenant claims rent arrears for November and December 2025.
3. The Tenant submitted that the months of rent arrears on the Landlord's N4 notice were included in his consumer proposal under the *Bankruptcy and Insolvency Act* ('the *BIA*'). The Tenant submitted a copy of his Certificate of Filing of a Consumer Proposal under section 66.13 of the *BIA* as well as his required payment schedule.
4. I have reviewed the Tenant's Consumer Proposal documents and I am satisfied that the arrears of rent claimed on the N4 notice served to the Tenant are included in the liabilities claimed on the proposal. The date on the Tenant's Certificate of Filing was December 9, 2025. The Tenant testified that he has not defaulted on any of his scheduled payments required within the proposal.
5. Section 69.2(1) of the *BIA* states:

69.2 (1) Subject to subsections (2) to (4) and sections 69.4 and 69.5, on the filing of a consumer proposal under subsection 66.13(2) or of an amendment to a consumer proposal under subsection 66.37(1) in respect of a consumer debtor, no creditor has any remedy against the debtor or the debtor's property, or shall commence or continue any action, execution or other proceedings, for the recovery of a claim provable in bankruptcy until

(a) the consumer proposal or the amended consumer proposal, as the case may be, has been withdrawn, refused, annulled or deemed annulled; or

(b) the administrator has been discharged.

6. Section 66.34(2) of the BIA restricts the ability of a landlord or the LTB to terminate a tenancy based on unpaid rent.

7. Accordingly, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 13, 2026

Date Issued

Melissa Anjema

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.