



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

File Number: LTB-L-007674-26

In the matter of: 102, 7742 LUNDY'S LANE
NIAGARA FALLS ON L2H1H1

Between: Shanaya Ventures Landlord

And

Heather Gatfield Tenant

Shanaya Ventures (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Gatfield (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2026.

The Landlord's Representative, Reneisha Cox, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a N4 notice on January 17, 2026. On page 2 of the N4 notice, the Landlord claims that the Tenant owes the Landlord \$4,523.00 for rent starting from October 10, 2025, to January 25, 2026. As per the L1 application, the rent charged is \$1,300.00 weekly. The following is the table on page 2 of the N4 notice included in the application:

Rent period		Rent charged \$	Rent paid \$	Rent owing \$
From(dd/mm/yyyy) To (dd/mm/yyyy)				
10/10/2025	31/10/2025	1300	425	875
01/11/2025	31/12/2025	2600	0	2600
01/01/2026	25/01/2026	1048	0	1048

2. The Tenant testified that her rent is \$1,300.00 monthly. The parties had agreed to the Tenant paying \$325.00 per week for a total of \$1,300.00 each month. Subsequently the Landlord asked the Tenant to pay the rent monthly, not weekly.

3. Based on the evidence, I find that the N4 notice is unclear about the rental period and therefore, confusing. For some months the Landlord is seeking monthly rent and for other months, the Landlord is seeking a different rent. The dates on the N4 are also unclear about the rental period. I find that the Landlord has not met the threshold for a clear notice which a reasonable person can understand.
4. Therefore, this application cannot proceed on its merits for eviction. The Landlord chose not to claim arrears only without termination of tenancy. The Landlord may file another application with the correct amounts. The Landlord's L1 application is dismissed.

It is ordered that:

1. The Landlord's L1 application is dismissed.

April 14, 2026

Date Issued

Sheena Brar

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.