



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006208-26

In the matter of: Lower 2 Levels, 283 Centre St. N.
Brampton, ON L6V2R3

Between: Connie Pedroza Landlord

And

Yvonne Simms Tenant

Connie Pedroza (the 'Landlord') applied for an order to terminate the tenancy and evict Yvonne Simms (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 8, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-Payment of Rent (N4 Notice). However, the Landlord did not submit a complete copy to the Board of the N4 Notice of Termination.

2. Section 185(1) of the *Residential Tenancies Act, 2006* ('the Act'), states that:

An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information and shall be signed by the applicant.

3. The prescribed information is set out in s.53 of O.Reg. 516/06 under the Act and includes:

1. If the application is with respect to a notice of termination on any ground, a copy of the notice of termination and a certificate of service of the notice of termination, if notice was given by the landlord.

4. As the Landlord failed to provide the documents required by the Act's regulations, I dismissed the Landlord's application.

It is ordered that:

1. The Landlord's application is dismissed.

April 16, 2026
Date Issued

Ken Audziss
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.