



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009885-26

In the matter of: 92 Shadow Lake Rd 57
Coboconk ON K0M1K0

Between: Younan Cindy Landlord

And

Miranda Katherine Penna Tenant

Younan Cindy (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Katherine Penna (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord attended the hearing.

As of 1:51 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord did not upload the second page of the Landlord's N4 notice of termination. The Landlord was unable to provide the second page of the N4 notice of termination as she did not have another copy of the notice which was provided to the Tenant. As a result, I was unable to confirm the validity of the N4 notice of termination. As I was not satisfied that the Landlord has served a valid N4 notice of termination, I advised the Landlord I could not terminate the tenancy based on an invalid notice. The Landlord was given the option to withdraw to seek termination of the tenancy or to proceed with the application for arrears of rent only and the Landlord sought to withdraw the application. I consented to the Landlord's request and was satisfied that the Landlord understood the consequences of the withdrawal.
2. The application having been withdrawn, the LTB's file is closed.

April 15, 2026
Date Issued

Christopher Lin
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.