



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

File Number: LTB-L-081217-25

In the matter of: 37 Delena Ave. S.
Hamilton, ON L8H1B7

Between: Tusharkumar Joshi Landlord

And

Ava Mary Anne Elizabeth Sexton Tenant
Mary Rita Aello
Stephany Rachel Sexton

Tusharkumar Joshi (the 'Landlord') applied for an order to terminate the tenancy and evict Ava Mary Anne Elizabeth Sexton, Mary Rita Aello and Stephany Rachel Sexton (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on December 18, 2025, and April 20, 2026.

Only the Landlord attended the April 20, 2026, hearing.

As of 1:06 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 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 or a certificate of service detailing when and how the notice was served to the Board. The Landlord was informed of this requirement at the hearing on December 18, 2025, and in the December 22, 2025, Adjournment Sheet.

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 23, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.