



Order under Section 69 Residential Tenancies Act, 2006

Citation: Mead v LACHAPELLE, 2026 ONLTB 32797

Date: 2026-04-22

File Number: LTB-L-012755-26

In the matter of: 1, 281 WESTHILL AVE
OTTAWA ON K1Z7H7

Between: Kevin Mead Landlord

And

Dominic Lachapelle Tenant

Kevin Mead (the 'Landlord') applied for an order to terminate the tenancy and evict Dominic Lachapelle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

The Landlord and their agents, Cameron Lafrance and Richard Lafrance, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The Landlord's agents sent the Tenant an email dated February 2, 2026 confirming that an acceptable payment had been made and the N4 was rescinded. Accordingly, the N4 notice was voided and there was no basis for the Landlord to file an L1 application.
3. The Tenant vacated the rental unit on February 14, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 14, 2026, the date the Tenant moved out of the rental unit.
2. The application is dismissed.

April 22, 2026

Date Issued

Dawn Carr

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.