



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

File Number: LTB-L-106326-25

In the matter of: Suite 51, 9800 MCLAUGHLIN RD
BRAMPTON ON L6X4R1

Between: Charly Tatchum Tamno Landlord

And

Cindy Alejandra Navarro Tenants
Andrew Jejia

Charly Tatchum Tamno (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Alejandra Navarro and Andrew Jejia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on March 3, 2026.

The Landlord, the Landlord's Legal Representative, Krista Birkbeck and the Tenants attended the hearing. The Tenants spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

1. The Tenants pointed to a defect in the N4 Notice of Termination (N4) that they submitted is a fatal error in the notice. The Tenants are of the opinion that the application should be dismissed because the N4 that was served upon the Tenants was not an accurate statement of the outstanding arrears at the time it was served. The N4 covered the period of June 1, 2025, to December 21, 2025, with monthly rent charged listed at \$2,900.00 per month until July 31, 2025. Thereafter, lawful rent increased to \$2,950.00
2. The N4 further listed Total Rent Charged from August 1, 2025, to December 21, 2025, as \$14, 700.00, specifically with no rent paid by the Tenant for those months. The N4 was dated December 4, 2025, and was served on the Tenant shortly thereafter.
3. The Tenants submitted into evidence that the Tenants rental period ended at the end of each month, hence the rent period and rent charged section in the N4 were not correct for the listed rent period of August 1, 2025, to December 21, 2025. This was not disputed by Landlord's Legal Representative.

4. On the basis of the evidence before the Board, I find that the amount claimed for total rent owing on the N4 is incorrect, given the rent period ended on December 31, 2025, and not December 21, 2025.
5. I find that a notice of termination which does not comply with the mandatory content requirements of the Act is void and cannot be amended or corrected (*George V Apartments Ltd. V. Cobb*, [2002] O.J. No. 5981 (Ont. Div. Ct.)).
6. Based on the above, I find the N4 was invalid. As the Landlord provided the incorrect information in the N4 regarding the calculation of arrears owing and failed to provide sufficient details and particulars regarding the arrears, the application for termination of the tenancy and eviction of the Tenants must be dismissed.
7. The Landlord's Legal Representative further did not request to convert the application to an L9 application for arrears only.

It is ordered that:

1. The Landlord's application is dismissed.

April 29, 2026
Date Issued

Panagiotis P. Roupas
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.