



Order under Section 69 Residential Tenancies Act, 2006

Citation: Houde v Holt Courturier-Bertrand, 2026 ONLTB 34403

Date: 2026-04-28

File Number: LTB-L-001114-26

In the matter of: 1512 MANOTICK STATION RD
Greely ON K4P1K4

Between: Eric Robert Houde Landlord

And

Sophie Holt Courturier-Bertrand Tenant

Eric Robert Houde (the 'Landlord') applied for an order to terminate the tenancy and evict Sophie Holt Courturier-Bertrand (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on April 21, 2026.

The Landlord's agent Jennifer Kelly and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On December 1, 2025, the Landlord served the Tenant with a first, voidable N5 notice with a termination date of December 22, 2025. I was satisfied the first N5 notice met the statutory requirements to be deemed valid. Therefore, the Landlord was allowed to serve the Tenant with a second, non-voidable N5 notice of termination.
4. On January 2, 2026, the Landlord served the Tenant with a second N5 notice with a termination date of January 21, 2026.
5. The second N5 notice contains allegations from October 28, 2025, November 6, 2025, November 16, 2025, and December 13, 2025.
6. Section 68 of the Act states:

68 (1) A landlord may give a tenant notice of termination of the tenancy if,

(a) a notice of termination was given to the tenant under section 62, 64 or 67; and

(b) **more than seven days but less than six months after** the notice mentioned in clause (a) was given to the tenant, an activity takes place, conduct occurs or a situation arises that constitutes grounds for a notice of termination under section 60, 61, 62, 64 or 67, other than an activity, conduct or a situation that is described in subsection 61 (1) and that involves an illegal act, trade, business or occupation described in clause 61 (2) (a). [Emphasis added]

7. Since the Landlord served the first N5 on December 1, 2025, the only allegation the Board can consider from the second N5 notice is the allegation from December 13, 2025. This allegation states:

“False accusations, claiming did not withdrawal request for rental receipts dating back to previous years. In our meeting on Jan 28, 2025 at 10AM in person (see text message) Tenant declined offer to receive previous rental receipts and was content with receipts moving forward as long as they were signed. Every month forward rental receipts have been signed by Eric and provided by Sophie”.

8. The Landlord’s agent testified that the Tenant withdrew her request for rent receipts; the Tenant testified she did not withdraw her request for rent receipts.
9. On a balance of probabilities, I find that either situation is plausible. Since this is the Landlord’s application, the onus is on the Landlord to prove, on a balance of probabilities, that the conduct occurred and that it substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
10. I am not satisfied, based on the allegations, that the Landlord established the alleged conduct in the second N5 constitutes substantial interference with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
11. For these reasons, the Landlord’s application is dismissed.
12. This order contains all of the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The Landlord’s application is dismissed.

April 28, 2026
Date Issued

Elena Jacob
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.