



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

File Number: LTB-L-013713-26

In the matter of: 111 RIVERSIDE DRIVE
LONDON ONTARIO N6H4R9

Between: Jerome Mugford Landlord

And

Alexandra Morgan Tenant

Jerome Mugford (the 'Landlord') applied for an order to terminate the tenancy and Alexandra Morgan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

Only the Landlord attended the hearing.

As of 10:10 a.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.

Preliminary Issue:

1. At the outset of the hearing, the Landlord testified that the rental property consists of two rental units – room 1 and room 2. He said the Tenant resides in one of the rooms and the Landlord has a separate tenancy with the tenant in the other room.
2. Pursuant to section 43(1) of the Residential Tenancies Act, 2006 (the 'Act'), a notice must identify the rental unit. This notice only identified the rental complex. Therefore, N4 Notice of Termination served to the Tenant is not in accordance with the Act and is therefore fatally flawed.
3. I advised the Landlord that their application for termination of tenancy could not continue as it was based on a defective notice. However, the Landlord still has the opportunity to pursue their application for arrears of rent only, without a termination of the tenancy.
4. The Landlord provided submissions and requested to amend the application to an order for arrears of rent only.

5. I consented to the request, pursuant to section 200(1) of the Act and Rule 15.4 of the Board's Rules of Procedure.

Determinations:

6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2025, to April 30, 2026.
8. The lawful rent is \$600.00. It is due on the 1st day of each month.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to April 30, 2026, are \$9,600.00.
11. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$9,801.00. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 17, 2026, at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Colette Myers
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.

