



Order under Section 69 Residential Tenancies Act, 2006

Citation: Symphotech Consulting Inc. v DESCHENES(SARGENT), 2026 ONLTB 35274

Date: 2026-05-01

File Number: LTB-L-015319-26

In the matter of: 216, 6363 WYANDOTTE ST E
WINDSOR ON N8S1N8

Between: Symphotech Consulting Inc. Landlord

And

MAXINE ANN DESCHENES(SARGENT) Tenant

Symphotech Consulting Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict MAXINE ANN DESCHENES(SARGENT) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

Only the Landlord Yibing Yan attended the hearing.

As of 1:50 pm, 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). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. At the hearing, it became clear that the Landlord made an error in the arrears owing in the L1 application. The Landlord was confused about the Board forms and process. I stood the matter down for around 40 minutes for the Landlord to review his ledger and prepare to provide calculations for the amount being claimed.
4. The matter resumed and the Landlord was still unable to provide proper amounts and calculations to support his application. Despite significant time spent trying to resolve the matter, I was unable to determine the amount claimed as arrears owing.

5. The Landlord's application was dismissed at the hearing.

It is ordered that:

1. The Landlord's application is dismissed.

May 1, 2026
Date Issued

Dana Wren
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.