



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

File Number: LTB-L-005196-26

In the matter of: Unit 2A, 159 MAIN ST GD 0
GLENCOE ON N0L1M0

Between: 1822039 Ontario Ltd/ Tempo Property Management Landlord

And

Victoria Little Tenant

1822039 Ontario Ltd/ Tempo Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Little (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 27, 2026 at 09:00 am.

Only the Landlord Agents Rebecca Cambridge and Shannon LeLacheur attended the hearing.

As of 10:45 am, 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. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy or the claim for compensation in the application. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. At the outset of the hearing I advised the Landlord agents that the N8 Notice of termination (N8 Notice) and Certificate of Service (COS) had not yet been entered in evidence.

4. After standing the matter down for several minutes I was advised they had uploaded the requested documents. However, upon review, I determined that the N8 Notice was invalid. Specifically, the N8 Notice provided gave a termination date of January 10, 2026 whereas the COS indicated the N8 was served on January 18, 2026.
5. Section 44(1) of the *Residential Tenancies Act, 2006* (the "Act") specifies that a notice under section 47, 58 or 144 to terminate a monthly tenancy shall be given at least 60 days before the date the termination is specified to be effective and that date shall be on the last day of a rental period.
6. Given the COS indicated that the N8 Notice was served more than 7 days after the termination date given on the N8 Notice, I cannot but determine that the N8 Notice is invalid and must dismiss the Landlord's application.

It is ordered that:

1. The Landlord's application is dismissed.

May 6, 2026
Date Issued

Kelly Delaney
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.