



Order under Section 69 Residential Tenancies Act, 2006

Citation: Valcke v Knelsen, 2026 ONLTB 35856

Date: 2026-05-06

File Number: LTB-L-001066-26

In the matter of: Unit 1, 57446 Heritage Line
Straffordville ON N0J1Y0

Between: Robert Valcke Landlord

And

Kristin Knelsen Tenant

Robert Valcke (the 'Landlord') applied for an order to terminate the tenancy and evict Kristin Knelsen (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year; and
- the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

The Landlord, the Landlord's daughter, Skyla Valcke and the Tenant attended the hearing.

Determinations:

1. The Tenant brought up a preliminary issue regarding service of the notices of termination. The Tenant stated that she was not served with the N4 and the N12 on December 21, 2025 as set out by the Landlord on the Certificate of Service.
2. Ms. Knelsen stated that the Landlord attended the rental unit on January 14, 2026 to fix an issue with the water heater and the Tenant told him that he was free to enter the unit to address the issue. Ms. Knelsen stated that she only discovered the N4 and the N12 notices on January 22, 2026 which were at the bottom of a pile of tax paperwork on her desk. The Tenant stated that she completes tax returns on a part-time basis. She stated that she was not served with any paperwork under her door at any time and that she found these notices a week after the Landlord completed repairs in the rental unit.
3. The Landlord was very confused about the date that he served the notices of termination. The Landlord's daughter attempted to direct the Landlord and advised him of the correct

date. I advised Ms. Valcke that I required the information directly from the Landlord and that she must not answer for him. The Landlord then told me that he served the notices under the Tenant's door on December 21, 2025 and that he signed the Certificate of Service on the same date. The Landlord's daughter immediately corrected her father and stated that he served the notices on December 21, 2025. The date on the Certificate of Service was January 6, 2026.

4. I am not satisfied that the Landlord has served the notices of termination on the Tenant in accordance with the rules and as such, the applications will be dismissed.

It is ordered that:

1. The Landlord's L1 application and L2 application are dismissed.

May 6, 2026
Date Issued

Carrie Bertrand
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.