



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

File Number: LTB-L-016084-26

In the matter of: 120, 185 PITTSBURGH AVE
Sault Ste Marie ON P6C5B2

Between: Northstar Property Management Landlord

And

Sally Cooper Tenant

Northstar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sally Cooper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026. The Landlord's Agent, Jason Naccarato, and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant disputed the arrears claimed and referred the Board to an order of the Board which lowered the Tenant's rent (LTB-L-049478-24).
2. After reviewing the Landlord's N4 notice of termination, it became evident that the rent stated was incorrect and did not correlate to the Landlord's ledger. Further, the rent was increased, but the Landlord could not provide a copy of the Notice of Rent Increase to corroborate the date it was served and the date the increase went into effect. Further still, the Landlord's application claimed a different amount of rent. Given all of this, it was unclear whether the N4 notice correctly stated the rent and rental arrears.
3. Given the above, the Landlord requested to withdraw his application. The Tenant did not object to this request.
4. Therefore, I granted the Landlord's request.

It is ordered that:

1. The Landlord's application is withdrawn, and the file is closed.

May 12, 2026
Date Issued

Jane Dean

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.