



Order under Section 69 Residential Tenancies Act, 2006

Citation: Ghahramani v Brown, 2026 ONLTB 36440

Date: 2026-05-07

File Number: LTB-L-012757-26

In the matter of: basement, 1606 DELLBROOK AVE
PICKERING ON L1X2M7

Between: Arvin Ghahramani Landlord

And

Sheldon Brown Tenant

Arvin Ghahramani (the 'Landlord') applied for an order to terminate the tenancy and evict Sheldon Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord, the Landlord's Agent Mohammad Ghotsi and the Tenant attended the hearing.

Determinations:

1. The Landlord filed an application to evict the Tenant based on a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The Landlord did not file any certificate of service related to the N4 Notice.
3. Section 53, paragraph 1, of O.Reg 516/06 (the "Regulations") provides that an application with respect to a notice of termination on any ground must include both a copy of the notice of termination and a certificate of service for the notice of termination if the notice was given by the landlord.
4. Section 59(2) of the Regulations provides that where an application is filed electronically, the required documents must be received by the LTB within 5 days of the electronic filing of the application.
5. Section 185(1) of the Residential Tenancies Act, 2006 (the "Act") provides that an application filed with the LTB shall be accompanied by the documents prescribed in the Regulations.
6. As no certificate of service was filed within 5 days of the date of filing the application, I find that there is no complete application to proceed on.

7. For the reasons above, the LTB lacks jurisdiction to grant the application based on the N4 notice.

It is ordered that:

1. The Landlord's application is dismissed.

May 7, 2026
Date Issued

Brenda Mercer
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.