



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

File Number: LTB-L-012043-26

In the matter of: UNIT #1, 24 HEMLOCK STREET
SOUTHAMPTON ON N0H2L0

Between: 5031910 Ontario Ltd. Landlord

And

Abdelfattah Abuabboud Tenant

5031910 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Abdelfattah Abuabboud (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

Only the Landlord's agent, Samantha Buttenaar ('SB'), attended the hearing.

As of 1:53 p.m., 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') on January 7, 2026. The lawful monthly rent at the time was \$2,600.00, however, the N4 notice identifies the rent charged as \$2,650.00. Because of this, the amount claimed in the N4 notice did not accurately reflect the rent arrears owing when it was served.
2. N4 notices must accurately set out the amount of rent due, and must specify that the Tenant may avoid eviction by paying the amount due by the termination date set out in the notice: see ss. 59(2), *Residential Tenancies Act, 2006*.
3. Because the N4 Notice did not accurately set out the rent owing or the correct amount the Tenant would need to pay to void the Notice, I found that the N4 notice is defective. I therefore do not have jurisdiction to order termination of the tenancy or eviction in this matter.

4. The Landlord elected to proceed with the hearing to seek an order for payment of arrears of rent.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$2,600.00. It is due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to May 31, 2026 are \$13,000.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$13,186.00 for arrears of rent and the cost incurred by the Landlord to file this application. See Schedule 1 for a calculation of the amount owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Mark Melchers
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to the Landlord

Rent Owing To May 31, 2026	\$13,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$13,186.00