



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-013947-26

In the matter of: 510, 1868 MAIN ST W
HAMILTON ON L8S1J1

Between: ENTERPRISE REIT OPERATING LP Landlord

And

SHARON MONSE Tenants
HARRY DE JONG

ENTERPRISE REIT OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict SHARON MONSE and HARRY DE JONG (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 5, 2026.

The Landlord's Representatives, Mark Ciobotaru, and Sabrina Marchionne, and the Tenant, Sharon Monse, attended the hearing.

1. The Tenant testified that all arrears were paid before April 30, 2026, and provided a receipt to the Board for the payment made on April 30, 2026, which brought the balance owing to zero. The Landlord did not dispute that the payment was made. I am satisfied that, before this order was issued, the Tenants paid all rent arrears, all additional rent that became due under the tenancy agreement for the period ending April 30, 2026, and the Landlord's application filing fee. Therefore, pursuant to subsection 74(2) of the *Residential Tenancies Act*, 2006 (the 'Act'), the Landlord's application is discontinued
2. The Tenant raised an issue with the N4 Notice of Termination ('N4 Notice'), submitting that it was illegible. However, because the balance owing was reduced to zero and the application is discontinued under subsection 74(2) of the Act, it is unnecessary to make any determination regarding the validity of the N4 Notice.
3. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

May 7, 2026
Date Issued

Joshua Labbe

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.