



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014934-26

In the matter of: BASEMENT, 36 HIGHVIEW CRES
TORONTO ON M6H2Y2

Between: Amir Hajebi Landlord

And

Houman Bazargan Tenant

Amir Hajebi (the 'Landlord') applied for an order to terminate the tenancy and evict Houman Bazargan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord attended the hearing.

As of 11:26am, 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.

Determinations:

1. On February 3, 2026 the Landlord served a Notice of Termination (N4 notice) with a termination date of February 17, 2026. The N4 notice indicates the rental periods as the following:

Row 1:	February 1, 2025 to December 29, 2025
Row 2:	January 1, 2026 to February 1, 2026
Row 3:	February 1, 2026 to February 28, 2026
2. At the hearing, the Landlord testified that the rental period is from the first day to the last day of each month.
3. The Landlord's N4 notice is defective as it does not properly identify the correct rental period and as such, does not comply with section 59(2) of the *Residential Tenancies Act, 2006 (Act)*. As the N4 notice is defective the Board does not have the authority to terminate the tenancy.
4. The Landlord was explained the options available as a result of the defective N4 including; withdrawing the L1 application, serving a new N4 notice and filing a new application or proceeding with the current application to collect arrears of rent only

pursuant to Section 87(1)(a) of the Act. The Landlord was advised that proceeding with arrears of rent only would not include a provision terminating the tenancy.

5. As a result of my determination regarding the N4 notice being defective, the Landlord sought to withdraw the application on a without prejudice basis and I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

May 12, 2026
Date Issued

Christina Philp
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.