



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

File Number: LTB-L-002696-26

In the matter of: 23 BILLINGSGATE CRES
AJAX ON L1S2R7

Between: Shriraam Murugathas Landlord

And

Sudarshan Sundaralingam Tenant
Vijeyaletchami Sudarshan
Sankeeth Sudarshan
Jasmithan Sudarshan

Shriraam Murugathas (the 'Landlord') applied for an order to terminate the tenancy and evict Sudarshan Sundaralingam, Vijeyaletchami Sudarshan, Sankeeth Sudarshan and Jasmithan Sudarshan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. For the reasons that follow the Landlords' application is dismissed.
2. The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) on December 22, 2025; the rent is due monthly. The termination date on the notice is December 31, 2025.
3. Section 59 (1) of the Residential Tenancies Act, 2006 (the 'Act') says:

If a tenant fails to pay rent lawfully owing under a tenancy agreement, the landlord may give the tenant notice of termination of the tenancy effective not earlier than,

and (a) the 7th day after the notice is given, in the case of a daily or weekly tenancy;

(b) the 14th day after the notice is given, in all other cases.

4. As the notice only gives 9 days to the termination date, it is fatally flawed; the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

May 13, 2026
Date Issued

Diane Wade
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.