



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010774-26

In the matter of: 2, 3, 80 Lorne
Chapleau ON P0M1K0

Between: Patricia Purdy Landlord

And

Patrick Hryhorchuk Tenant
Brian Laviolette

Patricia Purdy (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Hryhorchuk and Brian Laviolette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was heard by videoconference on April 15, 2026.

Only the Landlord attended the hearing.

As of 2:43 p.m., the Tenant were 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's application is dismissed because the Landlord improperly used one L1 application to seek termination and eviction orders for two separate tenancies. The Landlord served two N4 notice of terminations on two separate Tenant, but then filed this L1 application to evict both, although the tenancies were not related.
2. At the hearing, the Landlord testified that one application was used for two separate tenancies and rental units. The rental units in question are rental unit 2 and rental unit 3 located at 80 Lorne Chapleau ON P0M1K0.
3. Section 59(1) of the *Residential Tenancies Act, 2006* (the 'Act') provides that where tenant fails to pay rent lawfully owing under a tenancy agreement, the landlord may give the tenant notice of termination of the tenancy. Section 69(1) of the Act provides that a landlord may apply to the Board for an order terminating a tenancy and evicting the tenant if the landlord has given notice to terminate the tenancy under the Act.

4. The language in sections 59(1) and 69(1) of the Act all use singular language when referring to when a notice of termination and application can be filed. Those sections of the Act all support that a notice of termination and eviction application can only apply to a single tenancy. It also makes practical sense that a notice of termination and eviction application can only apply to a single tenancy, because separate tenancies will have separate interests and circumstances.
5. Although the Landlord issued two separate N4 Notice's, the Landlord proceeded to use one L1 application for both tenancies. The Board is unable to determine the arrears, termination date, rent deposit, or any potential relief under Section 83 of the Act for each tenancy under one L1 application.
6. This application is dismissed.

It is ordered that:

1. This application is dismissed.

May 19, 2026
Date Issued

Harpreet Rindi
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.