



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001322-26

In the matter of: 621 Mc Gogy Road
DRYDEN ON P8N3G2

Between: Richard Jonasson Landlord

And

Jess Northcott Tenant

Richard Jonasson (the 'Landlord') applied for an order to terminate the tenancy and evict Jess Northcott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord and the Tenant attended the hearing.

Preliminary issue: Section 82 issues

1. The Tenant sought to raise section 82 issues within the Landlord's L1 application.
2. Section 82 of the Act provides that at a hearing of an application filed by a landlord for non-payment of rent; the Board shall permit the tenant to raise any issue that could be the subject of an application made by the tenant. In other words, as the hearing already begun, the Tenant's right to continue with their issues pursuant to section 82 is not extinguished by the Landlord's invalid N4 and the Landlord's election to not proceed with a claim for arrears only.
3. However, The Tenant acknowledged that she did not provide the Landlord or the Board with a written description of each issue she intended to raise under section 82 as required under section 82 of the Act and Rule 19.4 of the Board's Rules of Procedure. The Tenant also provided no evidence that they were unable to comply with the disclosure requirements and as a result, the Tenant's Agent was not permitted to raise any issues under section 82 of the Act. The Tenant still has an opportunity bring their own application against the Landlord to address the issues he sought to raise at this hearing under section 82.

Determinations

4. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

May 20, 2026
Date Issued

Vinuri Sivalingam
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.