



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-029783-26

In the matter of: 79A Dawson Road
Orangeville ON L9W2W4

Between: Terry-Ann Allen Landlord

And

Gordon Mindle Tenant

Terry-Ann Allen (the 'Landlord') applied for an order requiring Gordon Mindle (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 15, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. For the reasons stated at the hearing, the Landlords' Form N4 Notice of Termination was defective as it does not correctly identify the rent arrears owing by the Tenant as required by subsection 59(2) of the *Residential Tenancies Act, 2006* ("Act"). The Landlord failed to identify the rental periods they were claiming on the N4 Notice. A tenancy cannot terminate on a defective notice of termination.
2. After I found that the N4 Notice was defective, the Landlords requested the consent of the Board to withdraw the application. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Landlord's application is withdrawn.

May 19, 2026
Date Issued

Elena Jacob
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.