



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

File Number: LTB-L-011272-26

In the matter of: 594 KIRKWOOD AVE
Ottawa ON K1Z5X4

Between: Benoit Paquet Landlord

And

Maya-Ruth Kropp-Lazar Tenant

Benoit Paquet (the 'Landlord') applied for an order to terminate the tenancy and evict Maya-Ruth Kropp-Lazar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 16, 2026.

Only the Landlord and the Landlord's Agents, Jonathan Lus and Jonathan Bourgeois attended the hearing.

As of 1:38 p.m., 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. Section 43(1)(c) of the *Residential Tenancies Act, 2006* (the 'Act') requires that a notice of termination be signed by the person giving the notice or an agent of the person. In this case, the N4 notice of termination that was uploaded to the Portal was not signed.
2. I was not satisfied that the Tenant was served a signed copy of the N4 notice of termination and therefore, I find that the notice of termination was not valid.
3. Because the Board is unable to issue an order for eviction based on an invalid notice, the Landlord was offered the choice of proceeding with the L1 application based on a request for arrears of rent only or to withdraw the application.
4. The Landlord sought to withdraw the application and I consented to the request.

It is ordered that:

1. The application is dismissed as withdrawn.

May 25, 2026
Date Issued

Christopher Lin
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.