



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

File Number: LTB-L-019168-26

In the matter of: 608, 5508 Yonge Street
North York ON M2N7L2

Between: Rong Sherry Rong Shen Landlord

And

PEIMAAN MOJDEHY Tenant

Rong Sherry Rong Shen (the 'Landlord') applied for an order to terminate the tenancy and evict PEIMAAN MOJDEHY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing the Tenant requested the application be dismissed as the N4 Notice of termination (N4 Notice) was invalid as it failed to conform to subsections 43(1) and 59(2) of the Residential Tenancies Act, 2006(the "Act").
2. Specifically, it was their submission that the Landlord had served several N4 Notices, each being an amendment to the last , several of which they never received but were uploaded to the Tribunals Ontario Portal (TOP) in support of the matter before me.
3. Canvassing the Landlord confirmed they had provided several N4 Notices, testifying they had done so to correct clerical errors they had identified post issuance to the Tenant.

Analysis.

4. Section 59(2) of the Act states that an N4 Notice must correctly set out the amount of rent due and section 43(2) states that a notice of termination must contain reasons and details respecting the termination. The N4 Notices served on the Tenant and provided to the Board do not meet these requirements.
5. As stated by the Divisional Court in *George V Apartments Ltd. V. Cobb*, a notice of termination which is incorrect or does not comply with the mandatory content requirements

of the Act is void and cannot be amended or corrected (George V Apartments Ltd. V. Cobb, [2002] O.J. No. 5981 (Ont. Div. Ct.).

6. Given the Landlord testified to providing N4 Notices that were amended, I cannot but determine the N4 notice is invalid and therefore must dismiss the application as requested.

It is ordered that:

1. The Landlord's application is dismissed

May 28, 2026
Date Issued

Kelly Delaney
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.