



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

File Number: LTB-L-029660-26

In the matter of: 2, 271 Richvale Dr S
Brampton ON L6Z4W6

Between: John Stawro Landlord

And

Carol Williams Tenants
Robert Williams

John Stawro (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Williams and Robert Williams (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord and the Tenant Carol Williams attended the hearing.

Determinations:

1. As explained at the hearing and below, the Landlord's application must fail as it does not comply with subsection 59(1)(b) of the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Landlord served the N4 Notice on March 9, 2026 with a termination date of March 16, 2026.
3. The termination date on the N4 Notice does not comply with subsection 59(1)(b) which states the date of termination cannot be earlier than 14 days after the notice is given.
4. For these reasons, I found the Landlord's notice of termination to be invalid. The Board cannot issue an order terminating the tenancy without a valid notice of termination.

It is ordered that:

1. The Landlord's application is dismissed.

May 22, 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.