



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

File Number: LTB-L-023456-26

In the matter of: UNIT B, 2697 EGLINTON AVE E
SCARBOROUGH ON M1K2S2

Between: Fouad Hakeem Landlord

And

Stephan Valmond Tenant

Fouad Hakeem (the 'Landlord') applied for an order to terminate the tenancy and evict Stephan Valmond (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 25, 2026.

Only the Landlord, and the Landlord's support person, Cindy Younan, attended the hearing.

As of 2:36 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.

Determinations:

1. At the outset of the hearing, I raised a preliminary issue with respect to whether the N4 notice of termination was valid due to the voiding period/service period being only 13 days, opposed to the 14 days as required pursuant to section 59(1)(b) of the Residential Tenancies Act, 2006 ('Act').
2. As the notice did not meet the requirements of the Act, I found the notice to be void. Void notices of termination cannot be amended.
3. I advised the Landlord that the Landlord still had the opportunity to pursue their application for arrears of rent only, without a termination of the tenancy.
4. The Landlord sought to withdraw the application, and the Board consented to the request.

It is ordered that:

1. The application having been withdrawn, the Board's file is closed.

June 3, 2026
Date Issued

Colette Myers
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.