



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

File Number: LTB-L-005998-26

In the matter of: 933, 3888 DUKE OF YORK BLVD
MISSISSAUGA ON L5B4P5

Between: Muhammad Bin Manzoor Landlord

And

John Corcoran Tenants
Ann Marie Mahony

Muhammad Bin Manzoor (the 'Landlord') applied for an order to terminate the tenancy and evict John Corcoran and Ann Marie Mahony (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 21, 2026.

Only the Landlord's legal representative, Muhammad Khan and the Landlord attended the hearing.

As of 1:37 p.m., the Tenants were 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:

Preliminary Issue

1. The N4 Notice of Termination ('N4 Notice') identifies the rental period as commencing on the first day of each month and ending on the last day of each month.
2. At the hearing, the Landlord's legal representative confirmed that the tenancy operates on a rental cycle commencing on the 14th day of each month and ending on the 13th day of the following month. The Landlord's legal representative further confirmed that rent is due on the 14th day of each month.
3. The Landlord's N4 notice is defective as it does not properly identify the correct rental period and as such, does not comply with section 59(2) of the *Residential Tenancies Act, 2006* (Act). As the N4 notice is defective the Board does not have the authority to terminate the tenancy.

4. Following this determination, the Landlord's legal representative requested that the application proceed as a claim for arrears of rent only and sought leave to amend the application to reflect the correct rental periods for which arrears are claimed.
5. The application originally claimed arrears for the period from November 14, 2025 to February 14, 2026. The Landlord's legal representative requested that the claim be amended to seek arrears for the period from December 14, 2025 to May 13, 2026.
6. I find the requested amendment to be appropriate. The amendment does not change the nature of the application, which remains a claim for unpaid rent arising from the tenancy. Rather, it clarifies and updates the period of arrears sought to reflect the evidence presented at the hearing. The amendment promotes procedural efficiency and avoids the necessity of a further application for rent that has accrued.
7. The Tenants' failure to attend the hearing resulted in no evidence being provided to dispute the arrears claimed or to challenge the proposed amendment. I am satisfied that no prejudice arises to the Tenants as a result of granting the amendment, as the issue before the Board remains limited to unpaid rent under the tenancy.
8. Accordingly, I grant the Landlord's request to amend the application to claim arrears of rent for the period from December 14, 2025 to May 13, 2026.

The arrears

9. As of the hearing date, the Tenants were still in possession of the rental unit.
10. The lawful rent is \$5,000.00. It is due on the 14th day of each month.
11. The Tenants have not made any payments since the application was filed.
12. The rent arrears owing to May 13, 2026 are \$25,000.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord the amount of \$25,186.00, representing arrears and costs owing to May 13, 2026.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Christina Philp
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.