



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

**File Number:** LTB-L-073748-25

**In the matter of:** 109, 915 HUDSON AVE  
THUNDER BAY ON P7A6J6

**Between:** Dawson Properties Landlord

**And**

Yvonne Hunter Tenant

Dawson Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Yvonne Hunter (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on June 8, 2026.

The Landlord's Agent, Michelle Lambert, the Tenant and the Tenant's Legal Representative, Molly McDonald, attended the hearing.

**Determinations:**

1. This was an application on the basis of a second N5 notice of termination. The Landlord did not file the first N5 notice or the certificate of service related to the first voidable N5 notice. When asked why that was not done, the Landlord's Agent testified it was an oversight.
2. Section 53, paragraph 1, of O.Reg 516/06 (the "Regulations") provides that an application with respect to a notice of termination on any ground must include both a copy of the notice of termination and a certificate of service for the notice of termination if the notice was given by the landlord.
3. Section 59(2) of the Regulations provides that where an application is filed electronically, the required documents must be received by the LTB within 5 days of the electronic filing of the application.

4. Section 185(1) of the Residential Tenancies Act, 2006 (the “Act”) provides that an application filed with the LTB shall be accompanied by the documents prescribed in the Regulations.
5. As the first N5 notice of termination and the certificate of service was not filed within 5 days of the date of filing the application, and was never subsequently filed, I find that there is no complete application to proceed on.
6. For the reasons above, the Landlord’s application must be dismissed.

**It is ordered that:**

1. The Landlord’s application is dismissed.

**June 11, 2026**  
**Date Issued**

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Allana McComb  
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.