



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

File Number: LTB-L-016063-26

In the matter of: 1, 11 GRACE ST
SAULT STE. MARIE ON P6A2S7

Between: Sangeetha Yogendran Landlord

And

TIMOTHY SMITH Tenant

Sangeetha Yogendran (the 'Landlord') applied for an order to terminate the tenancy and evict TIMOTHY SMITH (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, I raised that the Landlord had not uploaded an N4 Notice or Termination or L1/L9 Update Sheet to the Tribunals Ontario Portal.
2. The Landlord initially indicated that she had uploaded the N4 Notice of Termination, before indicating that she had not and that she could upload it during the proceeding.
3. Rule 4.4 and 4.5 of the Board's Rules of Procedure states:

Where the LTB permits an application to be filed using TOP, any related Notice of Termination, affidavit, or Certificate of Service must be also uploaded at the time of filing.

If the Notice of Termination, affidavit or Certificate of Service cannot be uploaded at the same time as the application is filed using TOP, they must be filed with the LTB within 5 calendar days of filing. Failure to file these documents in time may result in administrative dismissal of the application.

4. Accordingly, as the Landlord has not uploaded the N4 Notice of Termination and has not provided a compelling reason for inability to comply with this requirement, the Application shall be dismissed.

5. I note that the preparation and service of notices of termination, as well as the filing of applications, are the responsibility of the landlord. Information regarding the filing requirements is readily available on the Board's website and during the filing process.
6. As the application was not dismissed on its merits, the Landlord may serve a new, valid notice on the Tenant and file a new application.
7. The Landlord did not seek an order for arrears only; therefore the Application shall be dismissed.

It is ordered that:

1. The Landlord's Application is dismissed.

June 16, 2026
Date Issued

Reid Jackson
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 27, 2026

Rent Owing To June 30, 2026	\$3,900.00
Total the Tenant must pay to continue the tenancy	\$3,900.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$2,835.07
Total amount owing to the Landlord	\$2,835.07
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$21.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	