



Order under Section 69 Residential Tenancies Act, 2006

Citation: Sandhu v Tenhoope, 2026 ONLTB 46203

Date: 2026-06-12

File Number: LTB-L-068170-25

In the matter of: 2021 MAPLE GROVE RD
BOWMANVILLE ON L1C6M9

Between: Harpartap Singh Sandhu Landlord

And

Zachery Tenhoope Tenants
James Hill
Josh Harrison

Harpartap Singh Sandhu (the 'Landlord') applied for an order to terminate the tenancy and evict Zachery Tenhoope, James Hill and Josh Harrison (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord and the Tenants, James Hill and Josh Harrison, attended the hearing.

Determinations:

1. On July 16, 2025, the Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 states that for the rental period July 1 to July 31, 2025, no rent was paid toward the lawful monthly rent of \$2,300.00.
2. In the L1 application, the Landlord alleges rent arrears of \$350.00 for May 1 to May 31, 2025, and \$350.00 for June 1 to June 30, 2025, for total arrears of \$700.00 as of June 30, 2025. The Landlord confirmed this amount at the hearing.
3. The Tenants testified that they made a payment of \$850.00 on July 1, 2025. The Landlord did not dispute receiving this payment.
4. As the Tenants owed \$700.00 in arrears as of June 30, 2025, the July 1, 2025 payment of \$850.00 was first be applied to those arrears. This leaves a surplus of \$150.00, which should have been applied to the rent due for July 2025.
5. As of July 16, 2025, when the N4 Notice was served, the Tenants had therefore paid \$150.00 toward the July 2025 rent. The N4 Notice, however, states that no payment was made toward July rent.

6. The N4 Notice is therefore defective because it does not accurately set out the amount of rent paid and owing at the time of service. A valid N4 must provide correct information so that a tenant can know what is required to void the notice.
7. A landlord cannot rely on a defective notice of termination to support an eviction application.
8. The Landlord declined to pursue an arrears-only order and requested to withdraw the application; I granted the request.
9. The application having been withdrawn, the LTB's file is closed.

June 12, 2026
Date Issued

Melissa Anjema
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.