



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027833-26

In the matter of: 140 Crescent
Timmins ON P4N4J1

Between: Vincze Property Management Inc. Landlord

And

Greg Miller Tenant

Vincze Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Greg Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Greg Vincze, attended the hearing.

As of 1:34 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 hearing I noted that, according to the Certificate of Service filed by the Landlord, the N4 Notice of termination (the 'N4 Notice') was served on the Tenant 2 days after the termination date set out in the notice.
2. A notice of termination for non-payment of rent is a 14-day notice in the case of a monthly tenancy. This means the notice must be served 14 days before the termination date. This is set out at subsection 59(1)(b) of the *Residential Tenancies Act, 2006* (the 'Act'). The Board does not have the discretion to alter the notice requirements for a notice of termination.
3. As the Tenant was not given sufficient notice, I found the N4 Notice was defective. The Board cannot terminate a tenancy based on a defective notice of termination.
4. The Landlord's Agent was given the option of proceeding with the application to obtain an order for arrears only or withdrawing the application. The Landlord's Agent requested to withdraw the application and I consented to the request.

It is ordered that:

5. The application having been withdrawn, the LTB's file is closed.

June 16, 2026

Date Issued

Rachel Gibbons

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.