



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-021376-26-RV and LTB-L-069842-25-RV

In the matter of: 100 AMBERDALE CRT
SUDBURY ON P3C5T3

Between: KARI JUUTI Landlord

And

MARIANNE ARSENAULT Tenant

Review Order

KARI JUUTI (the 'Landlord') applied for an order to terminate the tenancy and evict MARIANNE ARSENAULT (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on November 17, 2025 with respect to application LTB-L-069842-25.

This application was resolved by order LTB-L-021376-26 issued on March 13, 2026.

On April 22, 2026, the Representative requested a review of the order.

On April 23, 2026 interim order LTB-L-021376-26-RV-IN was issued.

The review request was heard by videoconference on June 4, 2026.

Only the Landlord's representative Angie Gravelle attended the hearing.

Determinations:

Landlord Review Hearing

1. The Landlord claims that LTB-L-021376-26 order issued on March 13, 2026 contains a serious error.
2. By way of background, the Landlord filed an L1 Application because the Tenant did not pay the rent that the Tenant owes. On consent, a conditional section 78 order in matter LTB-L-069842-25 was issued on November 17, 2025 (the "**Section 78 Order**").
3. Subsequently, the Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant breached the Section 78 Order. The matter was resolved by LTB order LTB-L-021376-26 issued on March 13, 2026 (the "Order") – the order under review.

4. The Landlord submits the lack of unit number in the Order was incorrect and resulted in the Landlord being unable to pursue eviction through the sheriff. Based upon the uncontested submissions made, I find the Order contains a serious error as a result.

Board Initiated Review

5. Given the issues raised on the Landlord's review request, I find it appropriate under section 26.3 of the Board's Rules for a Board initiated review to be undertaken in respect of the original Section 78 Order upon which the Order was based.
6. Rule 26.3 provides as follows:

The LTB may review an order on its own initiative where it considers appropriate...

7. The Landlord submits the Landlord's original Form N4 (upon which the Order was based) did not identify a rental unit as required by section 43(1)(a) of the *Residential Tenancies Act*, 2006 (the "Act").
8. Section 43(1)(a) of the Act provides that a notice of termination shall identify the rental unit for which the notice is given. Section 212(2) of the Act, however, provides that substantial compliance with the Act respecting the contents of forms is sufficient as long as the error does not "*significantly prejudice a party's ability to participate in a proceeding*".
9. Here, the Section 78 Order was based upon a defective Form N4 which, I am satisfied, significantly prejudiced the Landlord because the Section 78 Order enforcement provisions were ultimately unenforceable as a result.
10. The Section 78 Order shall therefore be cancelled and the Landlord's original L1 application was heard *de novo*.

L1 Merits hearing

11. The Landlord requested to withdraw their application. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application

It is ordered that:

1. The request to review order LTB-L-021376-26 issued on March 13, 2026 is granted and the order is cancelled.
2. The review of order LTB-L-069842-25 issued on November 17, 2025 is granted and the order cancelled.

3. The Landlord's L1 application is withdrawn.

June 17, 2026
Date Issued

Peter Nicholson
Member, Landlord and Tenant Board

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