



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

File Number: LTB-L-020595-26

In the matter of: 15, 455 Apache Court
Mississauga ON L4Z3W8

Between: JENNIFER LIBUT Landlord

And

AUDREY AUDET Tenants
MADISON TOPP

JENNIFER LIBUT (the 'Landlord') applied for an order to terminate the tenancy and evict AUDREY AUDET and MADISON TOPP (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 14, 2026.

The Landlord and the Tenants' Legal Representative, Michael Pileci, attended the hearing.

Determinations:

1. At the hearing, the Tenants' Legal Representative raised the preliminary issue that the Landlord's N4 notice of termination was defective and that the application ought to be dismissed as a result.
2. The rental period on the N4 is stated as being 07/02/26 to 07/03/26. The Landlord confirmed that the rent is due on the seventh of the month. As such, the last day of a rental period is the sixth of the month. More importantly, the fields for "Rent Paid" and "Rent Owing" were left blank on the N4. As a result of these deficiencies, I was satisfied that the Landlord's N4 notice was defective.
3. After indicating that I had found the N4 to be defective, the Landlord did not wish to amend the application for an order seeking arrears only. As a result, the application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 17, 2026
Date Issued

Heather Woodside
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 29, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.