



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

Citation: Arunasalam v McGee, 2026 ONLTB 39992

Date: 2026-06-17

File Number: LTB-L-102453-25-RV

In the matter of: 40 Frolick Crescent
Scarborough ON M1G3E7

Between: Pakiyalingam Arunasalam Landlord

And

David McGee Tenant

Review Order

Pakiyalingam Arunasalam (the 'Landlord') applied for an order to terminate the tenancy and evict David McGee (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-102453-25 issued on May 26, 2026.

On June 1, 2026, the Tenant requested a review of the order.

The review was heard by videoconference on June 15, 2026.

The Landlord, the Landlord's legal representative, Dharshini Dhurairatnam, and the Tenant attended the hearing.

Determinations:

1. I am persuaded that the order contains a series error because it did not address the submissions the Tenant made at the hearing that the N4 notice of termination was invalid on the grounds that it did not account for the payments the Tenant made on July 29, 2022 and September 16, 2022.
2. As a result, I cancelled the order and proceeded to hear the Landlord's application anew.
3. I find the N4 notice of termination does not account for the payments the Tenant made on July 29, 2022 and September 16, 2022. As a result, the amount in the notice is overstated and the notice is invalid.
4. As a result, the Landlord's application must be dismissed.

It is ordered that:

1. The request to review order LTB-L-102453-25 issued on May 26, 2026 is granted. The order is cancelled.
2. The Landlord's application is dismissed without prejudice.

June 17, 2026
Date Issued

Richard Ferriss
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.