



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018526-26

In the matter of: 157 THURMAN CIR
LONDON ON N5V4Z1

Between: Lalit Sahni Landlord

And

Nichole Bohnsack Tenant

Lalit Sahni (the 'Landlord') applied for an order to terminate the tenancy and evict Nichole Bohnsack (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 16, 2026.

Only the Landlord attended the hearing.

Throughout the entire hearing block, 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. This application was based on a second N5 notice of termination.
4. In order for a landlord to give a tenant a second (non-voidable) N5 notice of termination pursuant to section 68 of the Act, the landlord must have given the tenant a valid first N5 notice of termination pursuant to section 64 (or 62 or 67) of the Act.

5. O. Reg. 516/06 section 53 states that if an application is based on a second notice given under subsection 68(1) of the Act, the landlord must also file a copy of the first notice of termination and a Certificate of Service in relation to that notice.
6. The Landlord did not file a copy of the first notice of termination or a certificate of service. As such, the LTB was unable to proceed with Landlord's application.
7. The Landlord submitted that the parties entered into an agreement to terminate the tenancy, and signed Form N11, with the termination date of June 30, 2026.
8. As such, the Landlord's application did not proceed and was dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 24, 2026
Date Issued

Jana Rozehnal
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.