



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010023-26

In the matter of: LOWER, 5 ANTONIO CRT
NORTH YORK ON M9L2K5

Between: Ivie Iyamu Landlord

And

Savonarola Okwechime Tenants
Osarodion Gabriel Izevbokun

Ivie Iyamu (the 'Landlord') applied for an order to terminate the tenancy and evict Savonarola Okwechime and Osarodion Gabriel Izevbokun (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 18, 2026.

The Landlord's Agent, Pius Omoseffe, and Tenant, Osarodion Gabriel Izevbokun, attended the hearing.

Determinations:

1. The Landlord served a Notice of Termination for non-payment of Rent ('N4') on the Tenants in relation to 5 Antonio Court, North York.
2. At the outset of the hearing it became apparent that there are multiple units at 5 Antonio Court, North York and the Tenants reside in the lower unit.
3. Section 43(1)(a) of the *Residential Tenancies Act, 2006* ('the Act') states in part that where the Act permits a landlord to give a notice of termination the notice shall identify the rental unit for which the notice is given.
4. The N4 notice describes the rental unit as "5 Antonio Court, North York". It does not specify which of the units the notice applies to, as such I find the description to be insufficient. I find that this cannot be saved by section 212 of the Act.
5. An invalid notice of termination cannot grant an eviction.
6. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

June 23, 2026

Date Issued

Sean Ramage

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.