



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-023594-26

In the matter of: 2F, 3163 WESTON RD
NORTH YORK ON M9M2T4

Between: Manu Mand Landlord

And

Molly Bogoje Tenant
Tristin Bridgman

Manu Mand (the 'Landlord') applied for an order requiring Molly Bogoje and Tristin Bridgman (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026.

Only the Landlord attended the hearing.

As of 1:49pm, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. The Landlord's Application was filed as and L1 Seeking both arrears and termination. At the outset of the hearing, I raised that the N4 uploaded to the Tribunals Ontario Portal contained a rental period which ran from January 1, 2025, to February 1, 2026. Additionally, the rent owing chart in the N4 was incomplete, with no totals provided. Finally, the N4 alleged that \$26,460.00 had been charged and \$20,055.00 had been paid. This would leave arrears of \$6405.00. However, the 1st page of the N4 indicated arrears of only \$4515.00.
2. The Landlord testified that the rental period on the N4 ran from the 1st to the 1st to capture January's rent and testified that he had served a different version of the N4, with the total on page 1 corrected, which he could provide to the Board. The Landlord also testified that

he had engaged in conversations with the Tenant, who understood the outstanding arrears.

3. Ultimately, I find that the N4 is invalid. While the Landlord testified that he had served a different version of the N4, and the Tenant understood the arrears, no documentation was provided to the Board in advance of the hearing in support of this assertion. Even if I were to accept this document late, it would not cure the defective rental period in the N4.
4. The only N4 relied on by the Landlord in advance is flawed in three ways, it is missing the totals in the rental owing chart, contains the wrong rental period, and claims the wrong total to void.
5. Section 212 of the Act states:

Substantial compliance sufficient

212 (1) Substantial compliance with this Act respecting the contents of forms, notices or documents is sufficient. 2006, c. 17, s. 212.

When error still constitutes substantial compliance

(2) For greater certainty, an error in the contents of a form, notice or document still constitutes substantial compliance with this Act, as long as the error does not significantly prejudice a party's ability to participate in a proceeding under this Act.

6. While Section 212 of the Act allows the Board to determine that a document still substantially complies with the Act, if an error on that document does not prejudice a party's ability to participate in this proceeding, in this case I am satisfied that the Tenant would be prejudiced as the N4 is incomplete, contains the wrong rental period, and the wrong amount to void. Accordingly, I am satisfied that the N4 is invalid.
7. After this determination the Landlord sought an order for arrears only.

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8. As of the hearing date, the Tenant was still in possession of the rental unit.
9. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2025 to May 31, 2026.
10. The lawful rent is \$1,890.00. It is due on the 1st day of each month.
11. The Tenant has paid \$1,890.00 to the Landlord after the application was filed.
12. The rent arrears owing to May 31, 2026 are \$8,295.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,481.00. This amount includes rent arrears owing up to May 31, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4.00% annually on the balance outstanding.

June 23, 2026
Date Issued

Reid Jackson
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.