



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

File Number: LTB-L-033154-26

In the matter of: UPPER, 19B BEECHWOOD DRIVE
PETERBOROUGH ON K9J1M2

Between: DebraLynn Beauchamp Landlord

And

Thomas Bain Tenants
Daniel Crough

DebraLynn Beauchamp (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Bain and Daniel Crough (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 22, 2026.

The Landlord and the Tenants attended the hearing.

Determinations:

1. On March 23, 2026, the Landlord served the Tenant with a Notice to End a Tenancy Early for Non-payment of Rent (N4 Notice) with a termination date of April 7, 2026. The N4 Notice contains inconsistent information regarding the rental period, identifying it as both the first day of a month to the first day of the following month and the first day of a month to the twenty-fourth day of the same month.
2. At the hearing, the Landlord testified that the monthly rent is due on the 1st day of each month, and that the rental period for each month is from the 1st day of the month to the last day of the month.
3. The Landlord's N4 notice is defective as it does not properly identify the correct rental period and as such, does not comply with section 59(2) of the *Residential Tenancies Act, 2006 (Act)*. As the N4 notice is defective the Board does not have the authority to terminate the tenancy.
4. The Landlord was explained the options available as a result of the defective N4 including; withdrawing the L1 application, serving a new N4 notice and filing a new application or proceeding with the current application to collect arrears of rent only pursuant to Section 87(1)(a) of the Act. The Landlord was advised that proceeding with arrears of rent only would not include a provision terminating the tenancy.

5. As a result of my ruling, the Landlord sought to withdraw the application, and I consented to the request.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

June 30, 2026
Date Issued

Christina Philp
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.