



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109214-25

In the matter of: 22, 375 MEAD BLVD
ESPANOLA ON P5E1C4

Between: Ameesha Bindra Landlord

And

Matan Hershkowitz Tenant

Ameesha Bindra (the 'Landlord') applied for an order to terminate the tenancy and evict Matan Hershkowitz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The requirements of a notice of termination are set out in section 43 of the Residential Tenants Act, 2006 (the 'Act'). Section 43(2) states that a notice of termination that is given by a landlord shall set out the reasons respecting the termination.
3. Section 59(2) of the Act sets out the contents of an N4 Notice and requires the notice to "...set out the amount of rent due and shall specify that the tenant may avoid the termination of the tenancy by paying, on or before the termination date specified in the notice, the rent due as set out in the notice and any additional rent that has become due under the tenancy agreement as at the date of payment by the tenant."
4. I think it is fair to say that when sections 43 and 59 are read together, an N4 Notice must set out the amount of rent owing and the rental periods for which the rent is owed.
5. Accordingly, I find that the notice does not comply with sections 43 and 59(2) and it is invalid as it does not reflect the proper rental periods for the arrears being claimed. Without a valid notice of termination to ground the application, the application must be dismissed.

1. In addition, the Landlord did not file any certificate of service related to the N4 Notice.
2. Section 53, paragraph 1, of O.Reg 516/06 (the “Regulations”) provides that an application with respect to a notice of termination on any ground must include both a copy of the notice of termination and a certificate of service for the notice of termination if the notice was given by the landlord.
3. Section 59(2) of the Regulations provides that where an application is filed electronically, the required documents must be received by the LTB within 5 days of the electronic filing of the application.
4. Section 185(1) of the Residential Tenancies Act, 2006 (the “Act”) provides that an application filed with the LTB shall be accompanied by the documents prescribed in the Regulations.
5. As no certificate of service was filed within 5 days of the date of filing the application, I find that there is no complete application to proceed on.
6. For the reasons above, the LTB lacks jurisdiction to grant the application based on the N4 notice.

It is ordered that:

1. The Landlord’s application is dismissed.

June 30, 2026
Date Issued

Samantha Greaves
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.