



Tribunals Ontario

Landlord and Tenant Board

Order under Section 69 Residential Tenancies Act, 2006

File Number: CEL-01454-21

In the matter of: 1509 MOSLEY STREET
WASAGA BEACH ON L9Z2B7

Between: Hashi Ladak Landlords
Shenaz Ladak

and

Lori Grenier Tenants
Walter Haourt

Hashi Ladak and Shenaz Ladak (the 'Landlords') applied for an order to terminate the tenancy and evict Walter Haourt and Lori Grenier (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on October 18, 2021. The Landlords and the Tenant, Walter Haourt, attended the hearing.

Determinations:


1. The Landlords served the Tenants with a Notice to End your Tenancy for Non-payment of Rent (N4). The third rent period in the N4 notice is from 01/01/2021 to 03/04/2021.
2. As the monthly rent is due on the first, the end date for the rent period should be the last day of the month, in this case April 30, 2021. The notice as served makes it difficult to determine whether the rent is owed to April 3 or April 30, 2021.
3. The N4 notice is defective because it does not correctly set out the amount of rent owing by the Tenant for the period claimed, as required by subsection 59(2) of Residential Tenancies Act, 2006 ("Act"). The Board will not issue an order terminating the tenancy without a valid notice of termination.

It is ordered that:

1. The Landlords' application is dismissed.

October 29, 2021
Date Issued

Central-RO



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Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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