



Order under Section 69  
Residential Tenancies Act, 2006

File Number: LTB-L-005687-25

In the matter of:

27-64 GRAND AVE  
LONDON ON N6C1L

Between:

Jama Property Management

And

Ryan Johnson

I hereby certify this is a  
true copy of an Order dated

**MAY 1, 2025**

*M. Sawicki*

Landlord and Tenant Board

Landlord

Tenant

Jama Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2025.

Only the Landlord's employee, Rob Light, attended the hearing.

As of 1:39 p.m., 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.

**Determinations:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

\* I received this email mark the same day as James hand delivered, not Dated, notice of Entry. She Tried to use a key to get in my Dwelling.

\* Still no texts, conversations About my notices

\* No Mail, Calls, Emails came from Any Party. Same as last year

\* Must see image files for Etransfer Payments and monthly notes/ Reminders for James.