



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1381 Paris Street Inc. v Greco, 2026 ONLTB 2177

Date: 2026-01-05

File Number: LTB-L-071122-25

In the matter of: 206, 1351 Paris Street
Sudbury ON P3C3B6

Between: 1381 Paris Street Inc. Landlord

And

Angela Greco Tenant

1381 Paris Street Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Greco (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on December 15, 2025.

The Landlord's Agent, Meghan Otto, the Tenant's Legal Representative, Lee A. Britt and the Tenant's Agent, Marcella Greco attended the hearing.

Determinations:

1. I raised a preliminary issue regarding the N7 notice of termination whereby the Landlord alleged that the Tenant's behaviour or the behaviour of someone visiting or living with the Tenant has seriously impaired the safety of another person and this behaviour occurred in the residential complex. The allegations set out in the notice included:
 1. June 25, 2025 – Attended site with maintenance man to fix furnace. Tenant was verbally abusive towards myself and other staff. Screaming, yelling, etc.
 2. May 14, 2025 – Tenant called screaming and yelling-beyond normal standards. Unable to calm down. Follow up call from daughter, also verbally abusive.
 3. October 22, 2025 – Accusatory statement of maintenance breaking into apartment. Advised to call police. No signs of forced entry. Again verbally abusive, called very derogatory term.

2. Section 43(2) of the *Residential Tenancies Act*, 2006 (hereinafter referred to as the “Act”) states “If the notice is given by a landlord, it shall also set out the reasons and details respecting the termination...”
3. In *Ball v. Metro Capital Property*, [2002] O.J. No. 5931, the Divisional Court set out that notices must include dates and times of the alleged conduct along with a detailed description of the alleged conduct. The Tenant must know what the case is that they have to meet and to decide whether to dispute the notice. This notice provided general allegations that the Tenant was verbally abusive to the Landlord on three separate occasions. Although the third date of October 22, 2025 is incorrect due to the fact that this notice was served on June 25, 2025 and the application was filed with the Board on August 26, 2025. The Landlord did not include any witness statements or specific details about any of these occurrences.
4. Section 66(1) of the Act states “a landlord may give a tenant notice of termination of the tenancy if a) an act or omission of the tenant, another occupant of the rental unit or a person permitted in the residential complex by the tenant seriously impairs or has seriously impaired the safety of any person; and b) the act or omission occurs in the residential complex.”
5. The N7 notice of termination is a very serious notice with a 10-day termination date and no ability for the Tenant to void the notice. As such, it requires substantial details setting out the alleged behaviour of the Tenant and how that behaviour caused the impairment of safety to other tenants and/or the Landlord.
6. The Landlord’s Agent submitted that the Tenant was very aware of the behaviour that she had been exhibiting as the Tenant yelled those words to her personally.
7. The Tenant’s Agent made no comment regarding this issue.
8. I find that the N7 is invalid because it is deficient in detail and it contravenes subsection 43(2) of the Act and the principles set out in *Ball v. Metro Capital Property*. As such, the application must be dismissed.

It is ordered that:

1. The Landlord’s application is dismissed.

January 5, 2026

Date Issued

Carrie Bertrand

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.