



Order under Section 69 Residential Tenancies Act, 2006

Citation: Waran v Solangi, 2026 ONLTB 2261

Date: 2026-01-05

File Number: LTB-L-061818-25

In the matter of: 15 BURNVIEW CRES
SCARBOROUGH ON M1H1B4

Between: Stephen Ragavan Waran Landlord

And

Attaullah Solangi Tenant

Stephen Ragavan Waran (the 'Landlord') applied for an order to terminate the tenancy and evict Attaullah Solangi (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on November 17, 2025.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The N13 notice of termination does not clearly identify any rental unit as it does not include "Upper" in the address, rather it states "15 BURNVIEW CRES SCARBOROUGH ON M1H1B4".
2. The *Residential Tenancies Act, 2006* (the 'Act') does not take a relaxed or loose approach to the identification of rental units in notices of termination such as the N13 notice of termination at issue here. Subsection 43(1) of the Act sets out the minimum requirements for a notice of termination of a tenancy:

Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board and shall,

- (a) identify the rental unit for which the notice is given; [emphasis added]

- (b) state the date on which the tenancy is to terminate; and
 - (c) be signed by the person giving the notice, or the person's agent
3. It is clear, and undisputed, that when the Tenant was served with the N13 notice of termination, there was more than one unit in the complex – one with the Tenant in the upper unit.
 4. I find that the correct identification of the rental unit is a clear and unequivocal requirement of the legislation. The Landlord's N13 notice of termination does not comply with subsection 43(1) of the Act as the address of the rental unit was not correctly identified. The N13 notice of termination does not specify the exact rental unit therefore the N13 notice of termination is defective. The Landlord's application for termination of the tenancy cannot be granted without a valid notice of termination.

It is ordered that:

1. The Landlord's application is dismissed.

January 5, 2026
Date Issued

Colin Elsby
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.