



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-045757-25

In the matter of: 403 LONDON ST
PETERBOROUGH ON K9H3A2

Between: Christopher Black Landlord

And

Corrine Dewitt Tenants
Daniel Figsby

Christopher Black (the 'Landlord') applied for an order to terminate the tenancy and evict Corrine Dewitt and Daniel Figsby (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on November 10, 2025.

The Landlord, the Landlord's Legal Representative, Alushe Stafa, and the Tenants attended the hearing. Akanxa Vaidya and Aryan Vyas (the 'Purchasers') appeared as witnesses at the hearing.

Determinations:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. On May 29, 2025, the Landlord gave the Tenants an N12 notice of termination with the termination date of July 31, 2025. The Landlord claims that he has entered into an Agreement of Purchase and Sale with the Purchasers and that they require vacant possession of the rental unit for the purpose of their own residential occupation.
3. Section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') requires a landlord who has served a tenant with an N12 notice pursuant to section 49 to pay compensation to the tenant in an amount equal to one month's rent.
4. Section 55.1 of the Act requires the compensation must be paid no later than on the termination date specified in the N12 notice of termination given by the landlord under section 49.

5. The Landlord testified that he did not pay the compensation to the Tenants equal to one month's rent on or before July 31, 2025, and had not done so as of the date of the hearing. He indicated that there had been a communication breakdown with the Tenants and that he was unable to pay the required compensation.
6. Section 83(4) of the Act states that the Board cannot terminate a tenancy if the landlord has not complied with the requirement to pay compensation.
7. Therefore, pursuant to section 49.1 and section 83(4) of the Act, the application shall be dismissed because the Landlord did not pay compensation to the Tenants in an amount equal to one month's rent on or before the termination date in the N12.

It is ordered that:

1. The Landlord's application is dismissed.

January 8, 2026
Date Issued

Curtis Smith
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.