



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

**Citation:** Perron v Abdi, 2026 ONLTB 2792

**Date:** 2026-01-12

**File Number:** LTB-L-055941-25

**In the matter of:** 713, 390 Dixon Rd West End  
Etobicoke ON M9R1T2

**Between:** Gilles Perron Landlord

**And**

Jonas Abdi Tenant

Gilles Perron (the 'Landlord') applied for an order to terminate the tenancy and evict Jonas Abdi and his wife because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on November 3, 2025.

The Landlord and the Tenant Jonas Abdi attended the hearing.

### **Determinations:**

1. The Landlord did not properly name all of the Tenants on the N12 Notice that forms the basis of this application or the application itself. I am not satisfied that the Tenants all received the N12 Notice as required by section 48 of the Act. As such, the Landlord's application must be dismissed.
2. The N12 Notice is addressed to "Jonas Abdiy + Wife + Kids". The individual referred to by the Landlord as "Wife" is Ahzam Abdi, a signatory to the lease.
3. Mr. Abdi provided a copy of the rental agreement between the Landlord and the Tenant. Mr. Perron is the sole Landlord listed. The Tenants are listed as "Yonis Abdi + Ahzam Abdi + Kawther Yonis + Children".
4. Kawther Yonis is the adult sister of the Tenant Jonas Abdi. Despite being listed as a Tenant on the lease, she was not included – by name or reference – in the tenants listed as recipients on the N12 Notice. Mr. Abdi confirmed that his sister still resides in the rental

unit, although she did not attend the hearing. I found Mr. Abdi's testimony on this point to be credible.

5. I asked the Landlord why Kawther Yonis was not listed as a Tenant on the N12 Notice. He said that he thought she had moved out. I asked him why he thought this, and he said that he assumed she no longer lived there because he "hadn't seen her" in recent years during his annual visit to the rental unit. There was never any notification to the Landlord from any of the Tenants that Kawther Yonis moved out of the rental unit.
6. Since Ms. Kawther Yonis is a Tenant of the rental unit and never received an N12 Notice, the Landlord's application to terminate the tenancy must be dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**January 12, 2026**  
**Date Issued**

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Jeremy Henderson  
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.