



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

File Number: LTB-L-080054-25

In the matter of: 186 PICKETT CRES
BARRIE ON L4N8C2

Between: Yaron Perlman Landlord

And

Krista Ranglack Tenant

Yaron Perlman (the 'Landlord') applied for an order to terminate the tenancy and evict Krista Ranglack (the 'Tenant') 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 7, 2025. The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below the Landlord's N12 notice of termination was invalid. Therefore, the application must be dismissed.
2. There is no dispute that the monthly rent is due on the first. Therefore, the rental period runs from the 1st day of the month to the last day of the month. The termination date indicated on the Landlord's notice was December 1, 2025. As it was not the last day of the rental period the notice is defective, and the application is dismissed.
3. The Landlord is free to serve a new notice and file a fresh application.

It is ordered that:

1. The Landlord's application is dismissed.

January 6, 2026
Date Issued

Curtis Begg

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.