



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

File Number: LTB-L-080948-25

In the matter of: upper, 75 WOODVILLE AVE
EAST YORK ON M4K2J5

Between: TELESILLA KOTSIS Landlord

And

VICTOR BRUNO TRINDALE LUCAS Tenant

TELESILLA KOTSIS (the 'Landlord') applied for an order to terminate the tenancy and evict VICTOR BRUNO TRINDALE LUCAS (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's agent, Barbara Kotsis 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 November 3, 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 8, 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.