



**AMENDED ORDER**  
**Order under Section 69**  
**Residential Tenancies Act, 2006**  
And section 21.1 of the **Statutory Powers Procedure Act**

**File Number:** LTB-L-012748-25-AM

**In the matter of:** 201, 60 KING ROAD  
RICHMOND HILL ON L4E1A3

**Between:** Greek Market Corner Ltd Landlord

**And**

Mina Bassily Tenants  
Elaria Hanna

Pursuant to a request filed by the Tenant on August 15, 2025 but provided to my attention recently, the order is clerically amended to include written reasons regarding two preliminary issues raised at the hearing on July 15, 2025. I stated at the hearing that written reasons would be provided regarding my ruling on the preliminary issues. The amendments are bolded and underlined for ease of reference.

Greek Market Corner Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mina Bassily and Elaria Hanna (the 'Tenants') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

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

This application was heard by videoconference on July 15, 2025. The Landlord Spiros Kakolyris on behalf of Greek Market Corner Ltd attended the hearing with his legal representative Brenda Rizzo. The Tenant Mina Massily attended the hearing on behalf of both Tenants with the Tenants' legal representative Ayesha Adamjee.

**Preliminary Issues:**

- 1. The Tenant states that the Landlord uploaded 45 pages of reply documentation to the Tribunals Ontario Portal on July 14, 2025 which was not sent to the Tenant or their legal representative. The Tenant's legal representative had not reviewed the documents prior to the hearing.**

The Landlord states the disclosure provided is in response to the information that the Tenant is going to present at the hearing.

I determined at the hearing that the Landlord's 45 pages of disclosure would not be admitted at the hearing as the prejudice to the Tenant outweighs the prejudice to the Landlord. Further, the disclosure was not provided to the Tenant in accordance with the Landlord and Tenant Board's ('LTB') Rules relating to the disclosure of evidence.

2. The Tenant raises that the Landlord has not provided compensation to the Tenant for the N13 Notice of Termination with a termination date of June 9, 2025.

The Landlord states that bylaw 14-24 came into effect on December 11, 2024. The Landlord states this bylaw exempts the Landlord from being required to pay compensation because the bylaw stipulates the residential complex can only be utilized for commercial use. The Landlord relies on LTB Guideline 12 and the N13 Notice of Termination. The Landlord states if there is a bylaw, or an order from the Municipality, or the LTB which orders the building to be demolished then compensation does not need to be paid by a landlord. In the N13 Notice of Termination, the Landlord indicates it intends to convert the residential unit to non-residential use.

I determined the L2 application could not proceed as compensation was not paid by the termination date of June 9, 2025 which is required under the *Residential Tenancies Act, 2006*. The Landlord did not produce a copy of an order from the City of Richmond Hill which effectively orders the building to be demolished, or requires that the residential units be vacated.

The Landlord stated they would be withdrawing their application.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the Landlord and Tenant Board's file is closed.

July 24, 2025

Date Issued

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Kimberly Parish

Vice Chair, Landlord and Tenant Board

January 8, 2026

Date Amended

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.