



Order under Section 69 Residential Tenancies Act, 2006

Citation: Golaby salmasy v karimi, 2026 ONLTB 4880

Date: 2026-01-15

File Number: LTB-L-073018-25

In the matter of: 23 TALL PINES TRAIL
HOLLAND LANDING ON L9N1J5

Between: Ramin Golaby Salmasy Landlords
Nadia Hussaini

And

Dina Karimi Tenants
Mohammad hamid Karimi
Laila Karimi
Mohammad danish Karimi
Dariosh Karimi

Ramin Golaby Salmasy and Nadia Hussaini (the 'Landlords') applied for an order to terminate the tenancy and evict Dina karimi, Mohammad hamid Karimi, Laila Karimi, Mohammad danish Karimi and Dariosh Karimi (the 'Tenants') because:

- the Landlords 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 January 12, 2026.

Only the Landlords attended the hearing.

As of 1:34 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Preliminary Issues:

1. I brought up a preliminary issue regarding the termination date on the N12 notice of termination. The termination date on the notice was November 1, 2025.

2. I questioned the Landlords as to the day that the rent is due and they advised that the rent is due on the first day of each month.
3. Section 48(2) of the *Residential Tenancies Act*, 2006 (hereinafter referred to as the "Act") states "The date for termination specified in the notice shall be at least 60 days after the notice is given and shall be the day a period of the tenancy ends or; where the tenancy is for a fixed term, the end of the term."
4. Further, the instruction page 2 of the notice states the following: "For example, if you pay rent on the first of each month, the termination date must be the last day of a month."
5. The Landlords were very frustrated that they had missed the termination date by one day and requested that I allow them to change the date. I explained to the Landlords that section 190.1 of the *Act* limited what time requirements can be amended and which cannot be amended. Ontario Regulation 516/06, section 56 sets out that notices cannot be amended by the Landlord and Tenant Board.
6. As such, the Landlords' application is dismissed as the notice does not comply with section 48(2) of the *Act*.

It is ordered that:

1. The Landlords' application is dismissed.

January 15, 2026

Date Issued

Carrie Bertrand

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.