



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097755-25

In the matter of: 5307, 2920 HIGHWAY 7
VAUGHAN ON L4K0P4

Between: ROYAL 7 DEVELOPMENT LTD Landlord

And

HUSEYIN ALAGOZ Tenant

Royal 7 Development Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Huseyin Alagoz (the 'Tenant') because the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

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

This application was heard by videoconference on January 12, 2026. Only the Landlord's Agents, Joseph DeRocchis and Romina Cortellucci, and the Landlord's Legal Representative, Nicole Davidson, attended the hearing.

As of 9:56 p.m., the Tenant was 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.

Determinations:

Preliminary Issue – Termination Date in the Notice

1. On November 18, 2025, the Landlord gave the Tenant an N8 notice of termination, with a termination date of January 19, 2026 (the 'N8 Notice').
2. The Landlord's Legal Representative submitted that rent is due on the 1st day of each month.
3. The N8 Notice is a notice of termination under subsection 58(1) 4 of the *Residential Tenancies Act, 2006* (the 'Act'). Subsection 58(2) of the Act provides that the date for termination specified in the notice has to be at least the number of days required under section 44 of the Act 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. Subsection 44(2) of the Act provides that the period of notice required for a monthly tenancy is at least 60 days and the termination date must fall on the last day of a rental period.
5. As the rent is due on the first day of the month and the tenancy is month to month, the last day of the rental period would have to be the last day of the month. This means that, in order to be valid, the termination date in the N8 Notice would have to be January 31, 2026.
6. The Board does not have the discretion to shorten or extend the time requirements for notices of termination. This is explicitly stated in section 56 of O. Reg. 516/06 under the Act.
7. Accordingly, I find the N8 Notice cannot be saved and is defective. A notice of termination cannot be amended and the Board cannot grant termination of a tenancy based on a defective notice of termination.
8. For these reasons, the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 21, 2026
Date Issued

Rachel Gibbons
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.