



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-092114-25

In the matter of: 40 CARANCI CRES
BRAMPTON ON L6P1H1

Between: Frank Ricco Landlords
Laura Palmieri

And

Yasin Ibze Tenants
Behice Ibze

Frank Ricco and Laura Palmieri (the 'Landlords') applied for an order to terminate the tenancy and evict Yasin Ibze and Behice Ibze (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 12, 2026.

Only the Landlords attended the hearing.

As of 9:49 a.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 Landlords' evidence.

Determinations:

1. As explained to the Landlords at the hearing, the application fails because the N12 is deficient. The Termination Date on the Notice must be the last day of the rental period. In the case of this tenancy, the last day of the rental period is the last day of each month.

The Termination Date on the Landlord's notice was January 1 which is the first day of the rental period not the last day.

It is ordered that:

1. The Landlords' application is dismissed without prejudice. The LTB file is closed.

January 20, 2026
Date Issued

Christina Budweth
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.