



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092069-25

In the matter of: 36 HIDDEN RIDGE CRES
HANNON ON L0R1P0

Between: Shannon Ramnarain Landlord

And

Ashraf Hussein Tenants
Fathma Al-Harazi

Shannon Ramnarain (the 'Landlord') applied for an order to terminate the tenancy and evict Ashraf Hussein and Fathma Al-Harazi (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 Tenants remain in the unit after the termination date.

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

The Landlord and the Tenants attended the hearing. Seemati Ramnarain and Gayadat Ramnarain also attended the hearing on behalf of the Landlord.

Determinations:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. On August 7, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of October 31, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord and her child.
3. As I advised the parties at the hearing, section 48.1 of the *Residential Tenancies Act, 2006* (Act) states that if a landlord serves an N12 notice for landlord's own use, the landlord must pay the tenant compensation equal to one month's rent or offer the tenant another rental unit acceptable to the tenant. Section 55.1 of the Act requires the landlord to pay the compensation by the N12 termination date, which in this case is November 30, 2025. This

requirement is clearly set out on the N12 notice which the Landlord completed and gave to the Tenant as well as the L2 application the Landlord submitted to the LTB.

4. Section 83(3) of the Act provides that the LTB cannot issue an eviction order if this compensation has not been paid.
5. The Landlord has not compensated the Tenants an amount equal to one month's rent and the termination date has passed.
6. As a result, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application dismissed and the LTB file is closed.

January 23, 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.