



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

File Number: LTB-L-100756-25

In the matter of: 1512, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: DEVONSHIRE PROPERTIES INC. Landlord

And

KEYOOMARS JAHADI Tenant

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KEYOOMARS JAHADI (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 20, 2026.

The Landlord's legal representative, Sarah Teal, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On November 28, 2025, the Landlord gave the Tenant an N8 notice of termination.
4. The termination date set out on the notice of termination was January 30, 2026.
5. Pursuant to section 58(2) of the *Residential Tenancies Act*, 2006 (the "Act"), the date of termination specified in the notice must be the day a period of the tenancy ends.
6. In this case the rent is payable on the 1st day of the month, therefore, the last day of the rental period is January 31st.

7. The termination date set out in the notice of termination is not the last day of the rental period. As such, the notice of termination is defective.
8. The Landlord cannot make an application to terminate a tenancy based on a defective notice to terminate a tenancy.

It is ordered that:

1. The Landlord's application is dismissed.

January 28, 2026

Date Issued

Jana Rozehnal

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.