



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

**File Number:** LTB-L-023901-24

**In the matter of:** Basement, 65 Pauline Crescent  
Brampton ON L7A2V5

**Between:** Eulalee Causwell Landlord

**And**

Maclean Tuedor Tenant

Eulalee Causwell (the 'Landlord') applied for an order to terminate the tenancy and evict Maclean Tuedor (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on October 27, 2025.

Only the Landlord attended the hearing.

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:**

1. At the outset of the hearing, the Landlord confirmed that the purchase and sale agreement had been terminated, that the sale did not go through. As a result, the application could not proceed.
2. Since the N12 Notice was for a purchaser's own use, and there was no longer a purchaser the N12 Notice is effectively void.
3. The Landlord also confirmed that compensation had not been paid.

**It is ordered that:**

1. The Landlord's application is dismissed.

**January 26, 2026**  
**Date Issued**

---

Robert Patchett  
Vice Chair, 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.