



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

File Number: LTB-L-079766-25

In the matter of: 1706 CALYPSO ST
LIMOGES ON K0A2M0

Between: Eva Robichaud Landlords
Louis Robichaud

And

Justin Laflèche Tenant

Eva Robichaud and Louis Robichaud (the 'Landlords') applied for an order to terminate the tenancy and evict Justin Laflèche (the 'Tenant') because:

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

This application was heard by videoconference on January 14, 2026.

The Landlords' Legal Representative, Faaiz Walji, and the Landlords attended the hearing.

As of 1:30 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 Landlords' evidence.

Determinations:

1. As explained below, the Landlords have proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the Tenant must move out of the rental unit on or before February 8, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N12 Notice of Termination (N12 Notice)

3. On September 8, 2025, the Landlords served the Tenant an N12 Notice with a termination date of November 30, 2025. The Landlords claims that they require vacant possession of the rental unit for the purpose of residential occupation by her child, Nancy Robichaud.

4. The Landlords served a valid N12 Notice pursuant to section 48 of the Act. I am further satisfied the requirements of s. 72(1) have been met. The declaration indicates that the Landlords' daughter, in good faith and for at least one year, intends to occupy the rental unit.
5. On September 8, 2025, the Landlords compensated the Tenant by way of cheque in the amount of \$1,050.00 which is equal to one month's rent. I am satisfied that the Landlords compensated the Tenant pursuant to section 48.1 of the Act.

The Landlords Served the N12 Notice in Good Faith

6. For the reasons that follow, I am satisfied that it is more likely than not that the Landlords' daughter genuinely intends to occupy the rental unit.
7. Landlords testified they live on a farm at 1706 Calypso St, Limoges, which is located beside the rental unit. The rental unit is a single dwelling home. The property that the Landlords own is very large with acreage.
8. The Landlords are 87 and 90 years old and continue to live independently. Their daughter is a 60-year-old retired teacher who currently lives in Gatineau, Quebec. The Landlords state she wants to live closer to her parents to help with chores and cleaning, and to be nearby should her parents need her for anything else. This statement is consistent with the declaration signed by their daughter.
9. The Landlords indicate her daughter also wants to be closer to her own daughter, their 25-year-old granddaughter, who currently lives in their basement. The Landlords indicate the granddaughter will also be moving in the rental unit.
10. Based on the uncontested evidence before me, and on a balance of probabilities, I believe the Landlords served the N12 Notice in good faith and that her daughter, in good faith, requires the rental unit for residential occupation for at least one year, pursuant to s. 48 of the Act.

Section 83 Considerations-Relief of Eviction

11. The Landlords are requesting an immediate termination order. They are elderly and would like their daughter to move in as soon as possible. The Landlords state that a few days prior to the hearing, they observed moving trucks at the rental unit, and observed the Tenant moving furniture out. The Landlords have not attended the rental unit to ascertain if it is empty, nor has the Tenant reached out to the Landlords to advise they have vacated.
12. The Landlords are unaware of any personal circumstances that would suggest I ought to delay or deny eviction. The Landlords indicate the Tenant has children who do visit from time to time. The Tenant did not attend the hearing to provide any evidence of their personal circumstances as to why I should delay or deny the eviction.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 8, 2026.
2. If the unit is not vacated on or before February 8, 2026, then starting February 9, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after February 9, 2026.

January 28, 2026
Date Issued

Paula West Oreskovich
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 16, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.