



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

Citation: Perron v Abdi, 2026 ONLTB 11338

Date: 2026-02-06

File Number: LTB-L-105119-25

In the matter of: 713, 390 Dixon Rd West End
Etobicoke ON M9R1T2

Between: Gilles Perron Landlord

And

Yonis Abdi Tenant
Ahlam Abdi
Kawther Abdi

Gilles Perron (the 'Landlord') applied for an order to terminate the tenancy and evict Yonis Abdi, Ahlam Abdi, 4 young children of Yonis and Ahlam Abdi and Kawther Abdi (the 'Tenant') because:

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

Gilles Perron (the 'Landlord') also applied for an order requiring Yonis Abdi, Ahlam Abdi, 4 young children of Yonis and Ahlam Abdi and Kawther Abdi (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 28, 2026.

The Landlord and the first named Tenant attended the hearing.

Determinations:

Preliminary Issues:

1. The Landlord uploaded the Certificate of Service into the Board's record which outlined that he mailed the N12 notice to the Tenants by Canada Post on November 28, 2025, this was confirmed at the time of hearing.
2. Pursuant to s. 191(3) of the Act, "*a notice or document given by mail shall be deemed to have been given on the fifth day after mailing.*" Therefore, the notice is deemed delivered on December 3, 2025.
3. Section 69 of the Act states:

(1) A landlord may apply to the Board for an order terminating a tenancy and evicting the tenant if the landlord has given notice to terminate the tenancy under this Act or the Tenant Protection Act, 1997. [2006, c. 17, s. 69 \(1\).](#)
4. As the Landlord filed the L2 application with the Board on November 28, 2025, this being a date before the Tenants were served with the N12 notice, the application must be dismissed. The service of a notice before the application filing is a legislative requirement.
5. Additionally, the Tenant submitted that the third named Tenant while appearing on the notice and being a party to the lease agreement was not served a notice of hearing.
6. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Landlord's application is dismissed.

February 6, 2026

Date Issued

Alicia Johnson

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.