



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098245-25

In the matter of: 1315 Normandy Street
Lasalle ON N9J3N2

Between: Caroline Rice Landlord

And

Joan Moyneur Tenant

Caroline Rice (the 'Landlord') applied for an order to terminate the tenancy and evict Joan Moyneur (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.

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, the Tenant's representative, Tori-Lee Jenkins, and the Tenant attended the hearing.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.

N12 Notice of Termination

2. On August 6, 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 their child.
3. The Tenant raised a concern in regard to the N12 notice served by the Landlord. Specifically, the issue with the N12 notice is that it has not properly named the rental unit, but rather, named the entire residential complex.
4. The Landlord testified that the address of the rental unit is correct. The Tenant testified that there is another Tenant, her nephew, that lives next door to her and that the residential

complex consists of two self contained units, which are not identified. The Landlord did not dispute that there were two self contained units in the residential complex. The Landlord testified that they both contain the same address.

5. I find that the rental unit has not correctly been identified. I make this finding because the Landlord themselves agree that there are two self contained units within the residential complex and that both these units have the same address. The Landlord agreed that the two units have separate doors. And a wall that separates them from the inside.
6. Section 43(1) of the *Residential Tenancies Act* 2006 (“the Act”) states:

43 (1) (a) Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board and shall,

(a) **identify the rental unit for which the notice is given.**

[Emphasis Added]

7. Since the Landlord agreed that there are two units within the residential complex, it is her responsibility to ensure they are properly identified. For example, one may be identified as “unit 1” and the other “unit 2”. Should the Landlord have been successful in her application, she would be evicting the tenant that resides in the other unit, without properly putting them on notice, which is not permitted under the Act. Therefore, the Landlord’s application is dismissed.

It is ordered that:

1. The Landlord’s application is dismissed.

February 4, 2026

Date Issued

Vishal Nanda

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.