



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109310-25

In the matter of: 105 FARTHINGALE CRESCENT EAST
BRAMPTON ON L5A 1W8

Between: 975393 Ontario Inc Landlord

and

Paula Miranda Tenant

975393 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Paula Miranda (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 February 5, 2026.

The Landlord's agents, Grant Anthony and Zandra Roopchand, and the Tenant attended the hearing.

Determinations

1. On December 31, 2024, the Landlord served the Tenant with a Notice to End your Tenancy at the End of the Term ('N8 Notice') with a termination date of March 1, 2025.
2. The Tenant was in possession of the rental unit on the date the application was filed. The parties have a month to month tenancy, and the rent is due on the 1st day of each month.
3. The N8 Notice was served pursuant to subsection 58(2) of *Residential Tenancies Act, 2006* (the 'Act') which provides:

'Period of notice

(2) The date for termination specified in the notice shall be at least the number of days after the date the notice is given that is set out in section 44 and shall be the day a period of the tenancy ends or, where the tenancy is for a fixed term, the end of the term. 2006, c. 17, s. 58 (2).

[emphasis added]

4. I indicated to the parties that in accordance with subsection 58(2), the termination date should be the end of the rental period. In this case, the end of the rental period would be the last day of each month. The termination date contained in this N8 notice, March 1, 2025, is not the last day of the month. Although the Tenant acknowledged receipt of the notice at the hearing, I find that the N8 Notice does not comply with the requirements set out in subsection 58(2) and is therefore invalid.
5. The Landlord's agent also uploaded an N8 Notice with a termination date of April 30, 2025, which she indicated was served January 14, 2025. I did not accept the notice because it was served after the application was filed.

It is ordered that:

6. The Landlord's application is dismissed.

February 17, 2026
Date Issued

Adeela Alvez
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.