



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-073174-25

In the matter of: 14, 1342 WYANDOTTE ST W
WINDSOR ON N9B1H2

Between: Ali Ahmed Landlord

And

Jeffrey Whalen Tenant

Ali Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Whalen (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.

This application was heard by videoconference on February 10, 2026.

The Landlord's Agent Ali Ahmed and the Tenant attended the hearing. The Landlord's Agent Dawne Martens and the Tenant's Legal Representative's Tori-Lee Jenkins and Maddy Motyka also attended.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On August 30, 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 the Landlord's Parents.
4. The rental unit is not owned in full or in part by an individual and the Landlord is not an individual as required by section 48(5) of the Act. Therefore, the application must be dismissed.

5. At the outset of the hearing the Landlord's Legal Representative testified that the one month's compensation cheque provided to the Tenant was from 2814088 Ontario INC which prompted them to perform a property ownership search for both 2814088 Ontario INC and the alleged Landlord Ali Ahmed which indicated that the rental unit was owned solely by 2814088 Ontario INC. The Tenant's Legal Representative relied on two Teranet Express searches in support of this position.
6. Ali Ahmed testified that the rental unit was owned by 2814088 Ontario INC, but that he was the sole owner and director of the corporation.
7. Section 48(5) of the Residential Tenancies Act, 2006 states:

(5) This section does not authorize a landlord to give a notice of termination of a tenancy with respect to a rental unit unless,

- (a) the rental unit is owned in whole or in part by an individual; and
- (b) the landlord is an individual. 2017, c. 13, s. 7 (2).

8. In this case it is agreed by the parties that the rental unit is solely owned by 2814088 Ontario INC. Therefore, I am not satisfied that the rental unit is owned in whole or in part by an individual. Therefore the Landlord was not authorised to give the Tenant an N12 Notice of Termination for Landlord's own use. Therefore, the Landlord's Application must be dismissed.

It is ordered that:

1. The Landlord's Application is dismissed.

February 24, 2026
Date Issued

Reid Jackson
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.