



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

File Number: LTB-L-092827-25

In the matter of: 2585 SNOW KNIGHT DR
OSHAWA ON L1L0K2

Between: Mithila Rajavel Landlord
Valarmathy Vallipuram

And

Nashema Smith Tenant

Mithila Rajavel and Valarmathy Vallipuram (the 'Landlord') applied for an order to terminate the tenancy and evict Nashema Smith (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 28, 2026.

The Landlord, the Landlord's Legal Representative, Mohan Subramaniam, and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord confirmed that rent is due the 15th of each month and that the tenancy was month-to-month. This makes the end of the tenancy period the 14th of the month. The date of termination on the N12 notice was November 1, 2025.
2. In the case of a monthly tenancy, section 48(2) of the *Residential Tenancies Act, 2006* (the 'Act') requires the date of termination in an N12 notice to be the day the period of the tenancy ends.
3. As the date of termination was not the last day of the tenancy, the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 25, 2026
Date Issued

Allana McComb
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.