



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: AHMED v LOCKHART, 2026 ONLTB 19509

Date: 2026-03-03

File Number: LTB-L-068689-25-RV

In the matter of: 240 ORTON PARK RD
SCARBOROUGH ON M1G3H4

Between: JAMEEL AHMED Landlord

And

CHRIS LOCKHART Tenant

Review Order

JAMEEL AHMED (the 'Landlord') applied for an order to terminate the tenancy and evict CHRIS LOCKHART (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 resolved by order LTB-L-068689-25 issued on December 5, 2025.

On December 7, 2025, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I listened to the audio recording for this hearing.

Determinations:

1. The Landlord submits that the Member seriously erred by finding that the Landlord had not compensated the Tenant as required by s.48.1 of the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord submits that the Member failed to consider that the Landlord had already compensated the Tenant with respect to a previous N12 notice of termination that was served in relation to an application that was dismissed. The Member explicitly mentions this in the order and so I am not satisfied that she failed to consider it.
3. Where a landlord seeks to rely on compensation paid for a previously served N12 or N13 notice, the landlord must communicate this clearly to the tenant prior to the termination date in the current N12 or N13 notice. If the landlord fails to communicate this clearly and

on time, the compensation paid for the previous notice is not considered proper compensation for the current notice.

4. I listened to the hearing recording. The Landlord gave no evidence that they communicated to the Tenant that the Landlord intends to rely on the previously paid compensation as compensation for the current notice. Because this evidence was not given at the hearing, it was reasonable for the Member to find that the Landlord had not complied with s.48.1 of the Act with respect to the second N12 notice.
5. It may have been an error for the Member not to explain the above in the order, but this is not a serious error as it did not affect the outcome of the proceedings.
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-L-068689-25 issued on December 5, 2025 is denied. The order is confirmed and remains unchanged.

March 3, 2026
Date Issued

Renée Lang
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.