



Order under Section 69 Residential Tenancies Act, 2006

Citation: Rawashdeh as added party - Landlord is Emad Ed-dridi, spouse of Rania v Abu Hamed, 2026 ONLTB 20395

Date: 2026-03-11

File Number: LTB-L-102005-25

In the matter of: 520 BRYCE PLACE
OTTAWA (STITTSVILLE) ON K2S 0N2

Between: Rania Rawashdeh as added party - Landlord Landlords
is Emad Ed-dridi, spouse of Rania

And

Hamed Abu Hamed Tenant

Rania Rawashdeh as added party - Landlord is Emad Ed-dridi, spouse of Rania (the 'Landlords') applied for an order to terminate the tenancy and evict Hamed Abu Hamed (the 'Tenant') because:

- the Landlords 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 18, 2026.

The Landlord Rania Rawashdeh, her Legal Representative Peter Stieda, the Landlord Emad Ed-dridi, the Tenant and the Tenant's Legal Representative Katherine Marshall attended the hearing.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On December 1, 2025, the Landlords gave the Tenant an N12 notice of termination deemed served on December 2, 2025 with the termination date of January 31, 2026. The Landlord Rania Rawashdeh claims that she requires vacant possession of the rental unit for the purpose of residential occupation by herself and her children.
3. The Tenants did not move out of the rental unit in accordance with the termination date set out in the N12 notice of termination.
4. Section 48.1 of the Act requires a landlord who has served a tenant with an N12 notice pursuant to section 48 to pay compensation to the tenant in an amount equal to one

month's rent. **Section 55.1 of the Act requires the compensation must be paid no later than on the termination date specified in the N12 notice of termination given by the landlord under section 48.** [emphasis added]

5. It is not contested between the parties that the Landlords did not pay the Tenant compensation equal to one month's rent before January 31, 2026, the termination date set out in the N12 notice of termination.
6. Section 83(4) of the Act states that the Board cannot terminate a tenancy if the landlord has not complied with the requirement to pay compensation.
7. Therefore, pursuant to section 48.1 and section 83(4) of the Act, the application shall be dismissed because the Landlords did not pay compensation to the Tenants in an amount equal to one month's rent on or before the termination date in the N12.

It is ordered that:

1. The Landlords' application is dismissed.

March 11, 2026
Date Issued

Sean Ramage
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.