



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

File Number: LTB-L-095245-25

In the matter of: 196 GARY DRIVE
NORTH YORK ON M9N2M4

Between: Sandra Pranzitelli Landlord

And

Sanuba Abdalla Tenant

Sandra Pranzitelli (the 'Landlord') applied for an order to terminate the tenancy and evict Sanuba Abdalla (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 March 3, 2026.

The Landlord's legal representative, Adriano Prantzitelli, the Landlord and the Tenant attended the hearing.

Determinations:

1. On November 1, 2025 the Landlord gave the Tenant an N12 Notice of termination with a termination date of January 1, 2026.
2. At the hearing, the Landlord's legal representative confirmed that rent is payable on the first day of each month and that the rental period runs from the first to the last day of the month.
3. Subsections 48(1) and 48(2) of the Residential Tenancies Act, 2006 (the "Act") state the following:

48 (1) A landlord may, by notice, terminate a tenancy if the landlord in good faith requires possession of the rental unit for the purpose of residential occupation for a period of at least one year by,

(a) the landlord;

(b) the landlord's spouse;

(c) a child or parent of the landlord or the landlord's spouse; or

(d) a person who provides or will provide care services to the landlord, the landlord's spouse, or a child or parent of the landlord or the landlord's spouse, if the person receiving the care services resides or will reside in the building, related group of buildings, mobile home park or land lease community in which the rental unit is located.

And;

(2) The date for termination specified in the notice shall be at least 60 days after the notice is given 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.

4. Section 48 of the Act requires strict compliance. A notice of termination that does not meet the Act's mandatory content requirements is void and cannot be amended or corrected.
5. On its face, the N12 Notice fails to comply with the Act because the termination date stated in the notice does not fall on the last day of a rental period.
6. Accordingly, I find the N12 Notice to be invalid. In these circumstances, the Board lacks jurisdiction to consider the application, and the Landlord's application must be dismissed. This decision does not prevent the Landlord from serving a new N12 notice of termination that complies with the requirements of the Act.

It is ordered that:

1. The Landlord's application is dismissed without prejudice.

March 11, 2026
Date Issued

Christina Philp
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.