



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101027-25

In the matter of: 1, 40 Queen Square
Tilbury ON N0P2L0

Between: Hillside Investments Landlords
Katherine Hill

And

Chris Davison Tenant

Hillside Investments and Katherine Hill (the 'Landlords') applied for an order to terminate the tenancy and evict Chris Davison (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 March 3, 2026.

The Landlord's Agents, Ryan Hill, Katherine Hill and the Tenant attended the hearing.

Determinations:

1. The application is based on an N12 notice of termination served under section 48 of the *Residential Tenancies Act, 2006* (the 'Act').
2. Sections 48.1 and s. 55.1 of the the 'Act', state the following:

48.1 A landlord shall compensate a tenant in an amount equal to one month's rent or offer the tenant another rental unit acceptable to the tenant if the landlord gives the tenant a notice of termination of the tenancy under section 48. 2017, c. 13, s. 8.
and

s. 55.1 If the landlord is required to compensate a tenant under section 48.1, 49.1, 52, 54 or 55, the landlord shall compensate the tenant no later than on the termination date specified in the notice of termination of the tenancy given by the landlord under section 48, 49 or 50.

2. Further, the Landlord and Tenant Board (LTB) Interpretation Guideline 12 states the following:

For notices given to a tenant under section 48 of the RTA, the landlord must compensate the tenant in an amount equal to one month's rent or offer another rental unit acceptable to the tenant. This requirement must be met by the termination date on the notice of termination. The LTB will not issue an order ending the tenancy and evicting the tenant unless the landlord has satisfied this obligation.

3. At the hearing, the Landlord's agent, Ryan Hill testified that no compensation had been paid to the Tenant.
4. As the Landlords did not comply with the requirements in accordance with s.48.1 and s.55.1 of the Act, the Landlord's application will be dismissed.

It is ordered that:

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

March 12, 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.