



Order under Section 69 Residential Tenancies Act, 2006

Citation: Dionne v Senechal, 2026 ONLTB 17621

Date: 2026-03-10

File Number: LTB-L-071463-25

In the matter of: 1, 670 Henri Circle
Rockland ON K4K1C6

MAR 10, 2026

Between: Charles Dionne Landlord

And

Veronique Senechal Tenant
Matthew Monroe

Charles Dionne (the 'Landlord') applied for an order to terminate the tenancy and evict Veronique Senechal and Matthew Monroe (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 February 23, 2026.

The Landlord and the first named Tenant attended the hearing.

Determinations:

1. As explained below, the application is dismissed because the N12 Notice of Termination (N12 Notice) did not provide a termination date falling on the last day of the rental period being September 30, 2025, as required under section 48(2) of the *Residential Tenancies Act, 2006* (the 'Act').
2. Section 48(2) reads as follows:

(2) The date of 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.
3. On July 30, 2025, the Landlord served the Tenant an N12 Notice by placing the documents under the door of the rental unit or through a mail slot of the door deemed

served the same day with the termination date of October 1, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by himself.

4. The Landlord confirmed that the lawful monthly rent was due on the first day of each month.
5. Based on the submissions before me, I find that the lawful monthly rent was due on the first of each month and that the last day of the rental period would have been September 30, 2025, and not October 1, 2025, as outlined in the notice. Therefore, I find that the notice does not comply with Section 48(2) of the Act and that notice is defective.
6. As such the application must be dismissed.

It is ordered that:

1. The application is dismissed.

March 10, 2026
Date Issued

Paula West Oreskovich
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.