



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001130-26

In the matter of: 46 Dalegrove Crescent
Etobicoke ON M9B6A9

Between: Raymond Tanti Landlords
Anthony Tanti

And

Tucker Alban Tenants
Luiz Derenusson

Raymond Tanti and Anthony Tanti (the 'Landlords') applied for an order to terminate the tenancy and evict Tucker Alban and Luiz Derenusson (the 'Tenants') 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 17, 2026.

The Landlord's attended the hearing.

The Tenants attended the hearing and spoke to Tenants Duty Counsel prior to the hearing. A witness for the Tenants, Natalia Mello also attended the hearing.

Determinations:

1. On December 10, 2025, the Landlords gave the Tenants an N12 notice of termination by Xpress Post, deemed served on December 15, 2025, with the termination date of February 28, 2026. The Landlords claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlords.
2. Pursuant to sections 48.1 and 55.1 of Act, a Landlords must compensate the Tenants an amount equal to one month's rent by no later than the termination date specified in the notice of termination of the tenancy given by the Landlords under s 48. Section 83(4) requires the Board to deny an eviction application if the required compensation has not been paid.

3. The Landlords failed to compensate the Tenants an equal amount to one month's rent no later than the termination date of February 28, 2026.
4. Therefore, The Landlord's application for termination of the tenancy cannot be granted.

It is ordered that:

1. The Landlord's application is dismissed.

March 20, 2026

Date Issued

Trish Carson

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.