



Order under Section 69 Residential Tenancies Act, 2006

Citation: PARAISO v HACKETT, 2026 ONLTB 25841

Date: 2026-03-26

File Number: LTB-L-107897-25

In the matter of: FIRST AND SECOND FLOOR, 104
QUANTRELL TRAIL
SCARBOROUGH ONTARIO M1B1L8

Between: Renato Paraiso Landlords
Estrella Paraiso

And

Melinda Hackett Tenant

Renato Paraiso and Estrella Paraiso (the 'Landlords') applied for an order to terminate the tenancy and evict Melinda Hackett (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 16, 2026.

The Landlords and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlords did not comply with subsection 48(2) of the *Residential Tenancies Act, 2006* (Act). As such, the Landlords application must fail.

N12 Notice of Termination

2. On December 14, 2025, the Landlords gave the Tenant an N12 notice of termination with the termination date of February 15, 2026.
3. It is undisputed the rental period runs from the 15th of each month to the 14th day of the following month.

Analysis

4. Subsection 48(2) of the Act states:

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. [Emphasis added].

5. Since the termination date on the N12 Notice of Termination was not the last day of the rental period, the notice does not comply with subsection 48(2) of the Act.
6. Therefore, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 26, 2026

Date Issued

Elena Jacob

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.