



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097811-25

In the matter of: 2, 433 GUELPH ST
WATERLOO ON N2H5X9

Between: Mike Kreutzer Landlord

And

Eric Fergusson Tenant

Mike Kreutzer (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Fergusson (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 24, 2026.

The Landlord's representative, Margot Hartt 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.

3. 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.

4. At the hearing, the Landlord's representative stated that no compensation had been paid to the Tenant.
5. As the Landlord 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. The Board's file is closed.

April 27, 2026
Date Issued

Christina Philp
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.