



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-008806-26

In the matter of: Unit B, 55 GLENDALE AVE
OTTAWA ON K1S1W3

Between: 1649028 Ontario Inc. Landlord

And

Eduardo Fernandez Tenant

1649028 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Eduardo Fernandez (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 April 20, 2026.

Only the Landlord's Agent, Adham Omar attended the hearing.

As of 3:39 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Preliminary Issue:

1. The Landlord's Agent, Adham Omar stated that he was the Property Manager for the Landlord, 1649028 Ontario Inc. He further advised that the director of the corporation was Sammy Marano.
2. I brought up a preliminary issue that as the Landlord was a corporation, section 48(5) of the *Residential Tenancies Act*, 2006 (hereinafter referred to as the "Act") prohibited a corporate Landlord from filing an application such as this.
3. Section 48(5) of the Act states: "This section does not authorize a landlord to give a notice of termination of a tenancy with respect to a rental unit unless, a) the rental unit is owned in whole or in part by an individual, and b) the landlord is an individual."
4. Mr. Omar stated that he was not aware of this information.

5. As 1649028 Ontario Inc. is a corporate Landlord, this application must fail.

It is ordered that:

1. The Landlord's application is dismissed.

April 29, 2026

Date Issued

Carrie Bertrand

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.