



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

**Citation:** Goodall v Ghadban, 2026 ONLTB 33968

**Date:** 2026-05-01

**File Number:** LTB-L-001669-26

**In the matter of:** 17 Wolff Street  
Ottawa ON K1K1K6

**Between:** Phillip Glenn Goodall Landlord

**And**

Samira Ghadban Tenants  
Saadya Abdi  
Michelle Chan

Phillip Glenn Goodall (the 'Landlord') applied for an order to terminate the tenancy and evict Samira Ghadban, Saadya Abdi and Michelle Chan (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 March 24, 2026.

The Landlord and the Tenants attended the hearing.

### **Determinations:**

1. As explained below, the Landlord's application is dismissed because the notices given by the Landlord are invalid.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On January 5, 2026, the Landlord gave each of the Tenants an N12 notice of termination with the termination date of April 30, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of his own residential occupation.
4. Each of these notices list the address of the rental unit as "17 Wolff Street" in Ottawa, Ontario.
5. At the hearing, the parties agreed that each of the Tenants present at the hearing individually rents a bedroom in the rental unit and that the tenancies of each Tenant are

separate from one another. The parties also acknowledged that an additional individual lives at 17 Wolff Street in the basement and that no N12 Notice was served on that individual (who was not present at the hearing).

6. Based on these inquiries, I am satisfied on a balance of probabilities that the Landlord incorrectly listed the rental unit on each of the N12 Notices served on the Tenants present at the hearing. These individuals do not have a joint tenancy with respect to the entirety of 17 Wolff Street – rather, each of the Tenants individually rents a room in the house and has access to common spaces.
7. Given this error, the N12 Notices are invalid, and the Landlord's application must be dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**May 1, 2026**  
**Date Issued**

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**Jeremy Henderson**  
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.