



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

File Number: LTB-L-021977-26

In the matter of: 422 THE BRIDLE WALK
MARKHAM ON L6C2M5

Between: 2295835 Ontario Inc. Landlord

And

Melissa Falcon Tenants
Paulo De Leon Rubio

2295835 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Falcon and Paulo De Leon Rubio (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on April 23, 2026.

The Landlord's Agent, Bin Guo, the Landlord's Legal Representative, Yan Li, and the Tenant, Melissa Falcon, attended the hearing. The Purchaser, Kingsley Guo, and Landlord's interpreter Liang Luo, were also present.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall be terminated as of July 31, 2026.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On March 10, 2026, the Landlord gave the Tenants an N12 notice of termination deemed served the same day with the termination date of June 30, 2026. The notice was given on behalf of the Purchaser (Kingsley Guo) who claims that they require vacant possession of the rental unit for the purpose of residential occupation by himself.
4. The Tenant testified while they initially doubted the legitimacy of the sale given the Purchaser is the son of the Landlord's Agent, they do not dispute that the Purchaser genuinely intends to reside in the rental unit for a period of at least 12 months.

5. Based on the evidence before me, I am satisfied the N12 notice was given in good faith.
6. The Landlord has compensated the Tenants an amount equal to one month's rent by June 30, 2026. The Tenants did not contest receiving the compensation.
7. There is no last month's rent deposit.

Request for Relief

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to postpone the eviction until July 31, 2026 pursuant to subsection 83(1)(b) of the Act.
9. The Tenants request that I exercise my discretion by postponing the eviction until September 2026. This is a long-term tenancy. The Tenants have resided in the rental unit for ten years and have two school-aged children. They indicated that an eviction before the end of the school year would be difficult on their family. I have weighed this hardship against the circumstances of the Purchaser. The Purchaser testified that he currently resides in New York, and he will be required to return to Canada at the end of August 2024 when his work visa expires. I believe it would be reasonable and appropriate to delay the eviction until July 31, 2026 to allow the Tenants' children to complete the school year. There will be minimal prejudice to the Purchaser as he will take possession of the rental unit before the end of August 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

May 7, 2026
Date Issued

Sheena Brar
Member, Landlord and Tenants 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.