



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014948-26

In the matter of: 594 Kirkwood Ave
Ottawa ON K1Z5X4

Between: Benoit Paquet Landlord
Kanso Real Estate Group

And

Maya-Ruth Kropp-Lazar Tenant

Benoit Paquet and Kanso Real Estate Group (the 'Landlord') applied for an order to terminate the tenancy and evict Maya-Ruth Kropp-Lazar (the 'Tenant') because the Landlord requires possession of the rental unit in order to demolish the unit.

This application was heard by videoconference on May 13, 2026.

The Landlord Agents Jonathan Bourgeois and Jonathan Lus and the Tenant's agent Doug Kopp attended the hearing.

Determinations:

1. As explained and the hearing and below, the Landlord's application must fail as it does not comply with subsection 50(2) of the *Residential Tenancies Act, 2006* (the 'Act'). Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 16, 2026, the Landlord gave the Tenant an N13 notice of termination with the termination date of June 1, 2026. It is undisputed the tenancy is month to month and the rent is due on the 1st of the month.
4. Subsection 50(2) of the Act states:

The date for termination specified in the notice shall be at least 120 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.

5. Since the rent is due on the 1st of the month, the end of the rental period is the last day of the month. Therefore, the termination date on the N13 notice of termination does not comply with subsection 50(2) and which makes the notice invalid.

6. The Board cannot issue an order terminating the tenancy without a valid notice of termination. Therefore, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

May 21, 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.