



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021150-26

In the matter of: 11, 1380 PRINCE OF WALES DR
OTTAWA ON K2C3N5

Between: Troy Marcotte Landlord

And

Yussuf El-Zein Tenant

Troy Marcotte (the 'Landlord') applied for an order to terminate the tenancy and evict Yussuf El-Zein (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 21, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On January 2, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served the same day by email.
4. The termination date set on the N8 notice is April 2, 2026.
5. Rent is due on the first of every month.
6. Therefore, the N8 is invalid. Pursuant to section 58(2) of the Act the date for termination in such a notice shall be at least the number of days set out in section 44 of the Act, which in this case is 60 days for a month-to-month tenancy, and the termination date must fall on the last day of a rental period.
7. The termination date selected falls on the second day of a rental period.

It is ordered that:

1. The Landlord's application is dismissed.

May 29, 2026
Date Issued

Madeline Ntoukas
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.