



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011556-25

In the matter of: 12, 3265 FRONT RD
HAWKESBURY ON K6A2R2

Between: Carole Séguin Landlords
Luc Côté

And

Alexandra Marianopoulos Tenant

Carole Séguin and Luc Côté (the 'Landlords') applied for an order to terminate the tenancy and evict Alexandra Marianopoulos (the 'Tenant') because:

- the Landlords require possession of the rental unit in order to convert the unit to a non-residential use.

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 September 22, 2025.

The Landlord's had been self-represented and then represented initially by Benoit Richer and subsequently by Ashley Villeneuve in these proceedings before me. The Landlords' attended the hearings.

The Tenant was represented by Pierre-Etienne Daignault. The Tenant attended the hearings.

Determinations:

1. For the reasons that follow, the Landlords application is dismissed.
2. On August 24, 2024, the Landlords gave the Tenant an N13 notice of termination with the termination date of August 31, 2025.
3. Subsequently, on February 12, 2025, the Landlord gave the Tenant an N13 notice of termination with the termination date of March 31, 2026

4. As a result, the first N13 notice of termination is deemed to have been withdrawn and substituted with the new N13 notice of termination. The Landlord has also submitted an application to the Board based on the new N13 notice of termination.
5. Therefore, this application shall be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 9, 2026
Date Issued

Robert Patchett
Vice Chair, 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.