



Order under Section 69 Residential Tenancies Act, 2006

Citation: Leslie Richmond Developments Limited v Zhao, 2026 ONLTB 45745

Date: 2026-06-12

File Number: LTB-L-025880-26

In the matter of: Unit 2, 11 Millman Lane
Richmond Hill ON L4S0P8

Between: Leslie Richmond Developments Limited Landlord

And

Yonglin Zhao Tenant

Leslie Richmond Developments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Yonglin Zhao (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

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 June 2, 2026.

Only the Landlord, represented by Ciara Halloran, law student, attended the hearing.

As of 10:30 AM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord did not comply with the notice requirements of the *Residential Tenancy Act, 2006 (Act)*. As such, the Landlord's application must fail.
2. On March 24, 2026, the Landlord gave the Tenant an N8 notice of termination. The rent is due on the first and the termination date noted on the N8 notice of termination was May 30, 2026.
3. Section 58(2) of the Act requires that the date for termination shall be the day a period of the tenancy ends.

4. Since the termination date on the notice of termination was not the last day of the rental period, the notice does not comply with the Act. An application for eviction cannot proceed on an invalid notice.

It is ordered that:

1. The Landlord's application is dismissed.

June 12, 2026

Date Issued

Jeanie Theoharis

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.