



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

File Number: LTB-L-013705-26

In the matter of: 85 WEST LODGE AVE
TORONTO ON M6K2T6

Between: Olivera Papaz Landlord

And

LILLIAN TURAKOVIC Tenant

Olivera Papaz (the 'Landlord') applied for an order to terminate the tenancy and evict LILLIAN TURAKOVIC (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on May 6, 2026.

The Landlord and the Landlord's legal representative, D. English and the Tenant and the Tenant's legal representative, J. MacDonald attended the hearing.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the application is dismissed.
2. Pursuant to subsection 43 (1) (a), a notice of termination shall identify the rental unit for which the notice is given.
3. The N12 notice of termination served on the Tenant identifies the rental unit as 85 West Lodge Ave, Toronto, ON.
4. The Landlord testified that she also lives at 85 West Lodge Ave. She testified that she lives in a separate, self-contained unit from the Tenant.
5. Subsection 43 (1) (a) is a mandatory notice requirement. Properly identifying the rental unit ensures that eviction by the sheriff upon a successful application, occurs only at the portion of the property that is subject to the notice, ensuring other units at the property are not affected by the order for termination.

6. As the notice of termination fails to properly identify the rental unit, it is not valid and the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 10, 2026
Date Issued

Emily Robb
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.