



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

File Number: LTB-L-015272-26

In the matter of: 16 OCTAVIA ST
BELLEVILLE ON K8P3N9

Between: Jason Young Landlord
Lisa Young

And

Adam Greenly Tenant
Krystal Greenly

Jason Young and Lisa Young (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Greenly and Krystal Greenly (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 5, 2026.

The Landlord, the Tenant, and the Tenant's support person, Ryan Klatt, attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy will be terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N12 Notice of Termination

Landlord's Own Use

3. On September 29, 2025, the Landlord gave the Tenant an N12 notice of termination deemed served on September 29, 2025, with the termination date of February 28, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child.

4. The Landlord testified that they require the rental unit for their daughter, who has just given birth weeks before the hearing date and requires the unit for herself, her spouse, and their newborn child. They are currently residing with their parents sharing a 3-bedroom unit between 6 adults and a newborn baby. They state that this is not sustainable for the growing family and want to allow their daughter to have her own space with her spouse and child.
5. The Landlord provided clear and consistent testimony that they in good faith requires possession of the rental unit for the purpose of their daughter's residential occupation for a period of at least one year.
6. The Tenant initially testified that they believe the application is made in bad faith, however, when asked why they believe so, they stated it was just a feeling and not based on any evidence. The Tenant states that they are in process of finding another unit and may have found one for June 1, 2026, but there was no lease signed at the date of the hearing. The Tenant asked that they have until July 31, 2026, to move out of the rental unit.
7. The Landlord has compensated the Tenant an amount equal to one month's rent by February 28, 2026.

Rent Deposit

8. The Landlord collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$196.49 is owing to the Tenant for the period from September 16, 2018, to May 5, 2026.

Relief from Eviction

9. I have considered all the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until June 30, 2026, pursuant to subsection 83(1)(b) of the Act. The Tenant's have asked for additional relief, specifically, to July 31, 2026, however, I find that they have been given adequate relief by the Board, and the advance notice that the Landlord provided to the Tenant. In anticipation of the birth of their grandchild, the Landlord provided the Tenant with six months notice when they served the N12. The requirement under the Act is that the Landlord provide the Tenant with only 60 days notice. I find that the Tenant's have had more than adequate time to arrange for alternative accommodations, and the tenancy will be terminated June 30, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

June 22, 2026
Date Issued

Chris Hall
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 20, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.