



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031090-26

In the matter of: UNIT 1, 168 BRUYERE ST
OTTAWA ON K1N5E1

Between: Omar Zahabi Landlord

And

Abdulkadir Jama Tenant

Omar Zahabi (the 'Landlord') applied for an order to terminate the tenancy and evict Abdulkadir Jama (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on June 22, 2026. Only the Landlord attended the hearing. As of 9:30am, the Tenant was not present or represented at the hearing.

Determinations:

1. As explained below, the Landlord's application is dismissed as the notices of termination served are defective.
2. The Landlord's application is based on two N5 notices of termination served to the Tenant on March 24, 2026 and April 3, 2026. Both N5 notices identify the rental unit as follows:

168 Bruyere St, Ottawa, ON K1N 5E1

3. At the hearing, the Landlord stated that the rental unit is a rooming house consisting of three separate numbered rental units. The Tenant subject to this application resides in unit #1.
4. Section 43(1) of the *Residential Tenancies Act, 2006*, (the Act) states

43 (1) Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board and shall,

- (a) identify the rental unit for which the notice is given.
 - (b) state the date on which the tenancy is to terminate; and
 - (c) be signed by the person giving the notice, or the person's agent.
- [emphasis added]

5. The Landlord's N5 notices are defective as they do not comply with Section 43(1)(a) of the Act. As the notices of termination are defective on their face, the Board does not have the jurisdiction to terminate the tenancy.
6. The Landlord's application must therefore be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 26, 2026
Date Issued

Fabio Quattrociochi
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.