



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

**File Number:** HOL-11274-21

**In the matter of:** 2620 HOLBROOK DRIVE  
LONDON ON N6M0G3

**Between:** Armanjot Sohal Landlord

**and**

Joanne Stone Tenant

Armanjot Sohal (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Stone (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on September 9, 2021. The Landlord, the Tenant and the Tenant's daughter, Tabitha Merner, attended the hearing.

**Determinations:**

1. The termination date on N12 notice of termination that the Landlord gave the Tenants is July 30, 2021. The rental period runs from the first of the month to the last day of the month.
2. The N12 notice is defective because the termination date is not the last day of the month as required by subsection 48(2) of the *Residential Tenancies Act, 2006* (the 'Act').
3. The Board lacks jurisdiction to terminate the tenancy on a defective notice. Therefore, the Landlord's application must be dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**October 29, 2021**

**Date Issued**

Head Office  
777 Bay Street, 12th Floor  
Toronto Ontario M5G2E5

Khalid Akram

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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