



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

**File Number:** TEL-16212-21

**In the matter of:** 76 GLENCOYNE CRESCENT  
SCARBOROUGH ON M1W2Z2

**Between:** Mei Yuan Liang Landlord

**and**

Hua Sui Tenant

Mei Yuan Liang (the 'Landlord') applied for an order to terminate the tenancy and evict Hua Sui (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation.

This application was heard by video conference on August 17, 2021.

The Landlord and the Tenant attended the hearing. The Landlord's translator Chuen Poon also attended the hearing.

**Determinations:**

1. For the reasons that follow, the Landlord's application will be dismissed.
2. At the hearing, Mr. Chuen Poon identified himself as the Landlord's Representative and testified that he is a real estate agent and not licensed under the Law Society of Ontario. Mr. Poon agreed to be identified as the Landlord's Agent and provide translation services in Mandarin for the Landlord.
3. Pursuant to section 43 (1) (a) of the *Residential Tenancies Act, 2006* (the 'Act'):  
**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.
4. In this present case, the Landlord gave evidence that the Tenant occupies the upstairs unit. The Notice of Termination however only identified the residential street address. Since the landlord failed to identify the Tenant's unit as the upstairs rental unit, the Notice of Termination does not comply with the requirements.

5. Notices of termination must meet the requirements of the *Act*, for the Board to have jurisdiction to grant any termination.
6. In this case, the N12 notice did not identify the unit occupied by the Tenant as the upstairs unit.
7. Accordingly, pursuant to section 43 (1) (a) of the Act, the Notice of Termination is invalid and must be dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.
2. This order contains all reasons for the determinations and order made. No further reasons will be issued.

**September 8, 2021**  
**Date Issued**



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Dana Wren  
Member, Landlord and Tenant Board



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Harry Cho  
Member, Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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