



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

**File Number:** CEL-99436-21

**In the matter of:** 235 WINEWOOD AVENUE E  
GRAVENHURST ON P1P1B7

**Between:** Grant Morris Landlords  
Lori Morris

**and**

Cory Bond Tenant

Grant Morris ('GM') and Lori Morris ('LM', the 'Landlords') applied for an order to terminate the tenancy and evict Cory Bond (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation.

This application was heard in video conference room 104 on October 21, 2021 at 1:15PM.

Only the Landlord LM and the Landlords' representative D. Hall attended the hearing. The Tenant did not attend the proceedings for the remainder of the hearing block.

**Determinations:**

1. The notice of termination the Landlords filed with the Board does not comply with the requirements of the *Residential Tenancies Act, 2006* (the 'Act'). The filed notice does not include a signature, as required under subsection 43(1)(c) of the Act. The notice is therefore void.
2. The Landlords' representative became aware of the omission and submitted a signed notice of termination to the Board on October 1, 2021.
3. Section 53, paragraph 1, of *Ontario Regulation 516/60* ('O.Reg.516/06') requires a landlord to file with their application to the Board, a copy of the notice of termination on which the application is based. In this present case, because the notice of termination the Landlords originally filed was invalid, the Landlords did not comply with the requirement to file the notice of termination.
4. The Landlords' representative perfected the Landlords' application by filing with the Board the correct notice of termination on October 1, 2021. The date of termination in the Landlords' notice, however, was May 31, 2021.
5. Subsection 69(2) of the Act requires a landlord to file an application with the Board within 30 days of the date of termination in a Form N12. Since the Landlords' application was perfected after the date of termination, the application must be dismissed.

**It is ordered that:**

1. The Landlords' application is dismissed.



**November 1, 2021**

**Date Issued**

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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Harry Cho  
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.