



Order under Section 69
Residential Tenancies Act, 2006

Citation: Blaine Blanchard v Owen Blanchard, 2023 ONLTB 37109

Date: 2023-05-25

File Number: LTB-L-037168-22

In the matter of: 242849 Maplewood Rd RR3
DURHAM ON N0G1R0

Between: Blaine Blanchard Landlord

And

Colleen Blanchard Tenants
Owen Blanchard

Blaine Blanchard (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Blanchard and Owen Blanchard (the 'Tenants') because the Landlord requires possession of the rental unit in order to demolish the unit.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 20, 2023.

The Landlord and the Tenants attended the hearing.

Determinations:

1. On June 28, 2022, the Landlord gave the Tenants an N13 notice of termination with the termination date of October 31, 2022. The Landlord claims vacant possession of the rental unit is required for the purpose of demolition.
2. The Tenants were in possession of the rental unit when the application was filed
3. The residential complex contains fewer than five residential units and the demolition was not ordered to be carried out under the authority of any other Act. Therefore, the Landlord is required to compensate the Tenants in an amount equal to one month's rent by the termination date or offer the Tenants another rental unit acceptable to the Tenants.

4. The Landlord has not paid the Tenants the required compensation and the termination date has passed. As a result, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

May 25, 2023 Date Issued

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

Mark Melchers
Member, Landlord and Tenants Board

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