



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-080944-25-RV

In the matter of: 66J FINCH AVE W
NORTH YORK ON M2N7A5

Between: Yuzhou Chen Landlord

And

Li CHun Yang Tenant

Review Order

Yuzhou Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Li CHun Yang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-080944-25 issued on December 16, 2025.

On January 6, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Landlord's review request is based on the ground of serious error. On the basis of the submissions made, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
2. The review request states the member erred in calculating rent arrears up to October 7, 2025, being the date the Tenant vacated the rental unit. The Landlord states rent arrears should be calculated up to October 15, 2025 and notes the parties had signed a Form N11 with a termination date of October 1, 2025 and that the rental period ends on October 15, 2025.
3. Here, the Landlord served a Form N4 for rent arrears thereby entitling the Tenant to terminate the tenancy on the day the Tenant vacated the rental unit. LTB Interpretation Guideline 11 speaks to such situations and notes as follows:

In accordance with section 37(2) of the *Residential Tenancies Act, 2006* (the "RTA"), if the tenant moves out of the unit by the termination date on the Form N4, the tenancy is terminated on that date. The tenant's obligation to pay rent to the

landlord ends when a tenancy has terminated, and tenant has vacated the rental unit (s.134(1.1) of the RTA)

4. As the obligation to pay rent does therefore not end on the later “end of period” date of October 15, 2025 as suggested by the Landlord, I find no error in the member’s rent calculations. The review request must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-080944-25 issued on December 16, 2025 is denied. The order is confirmed and remains unchanged.

January 8, 2026
Date Issued

Peter Nicholson
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.