



**Order under Section 88.2 / 89  
Residential Tenancies Act, 2006**

**Citation:** wu v Qi, 2026 ONLTB 4286

**Date:** 2026-01-12

**File Number:** LTB-L-005462-25

**In the matter of:** 29 NORMANDY CRES  
RICHMOND HILL ON L4C8L9

**Between:** Guiying Wu Landlord

**And**

Xinpeng Qi Former Tenants  
Sha Sha

Guiying Wu (the 'Landlord') applied for an order requiring Xinpeng Qi and Sha Sha (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on January 8, 2026.

Neither the Landlord nor the Former Tenants were present or represented at the hearing as of 11:40 a.m., although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

**Determinations:**

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlord's application is dismissed.

**January 12, 2026**  
**Date Issued**

---

Nancy Morris  
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.