



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-087196-25

In the matter of: 28 MORGANFIELD CRT
RICHMOND HILL ON L4E0S6

Between: JINGHUA WANG Landlord

And

FAN YANG Tenant
YUJING CHEN

JINGHUA WANG (the 'Landlord') applied for an order to terminate the tenancy and evict FAN YANG and YUJING CHEN (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

JINGHUA WANG (the 'Landlord') also applied for an order requiring FAN YANG and YUJING CHEN (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 20, 2026.

As of 10:43 a.m., the Landlord and the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.

2. The application having been withdrawn, the LTB's file is closed.

January 28, 2026

Date Issued

Julie Broderick

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.