



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

File Number: LTB-L-082321-25

In the matter of: 1207, 105 ONEIDA CRES
RICHMOND HILL ON L4B0H6

Between: Paul Youngkwang Ko Landlord

And

Yifang Gu Tenant

Paul Youngkwang Ko (the 'Landlord') applied for an order to terminate the tenancy and evict Yifang Gu (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent;
- 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.

This application was heard by videoconference on January 21, 2026.

The Landlord attended the hearing. A witness for the Landlord, Ara Name also attended the hearing.

As of 10:03 am, 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord stated that the Tenant was no longer in possession of the rental unit and the Tenant vacated the rental unit on December 15, 2025.
2. As the tenancy has already terminated, the Landlord's application seeking termination of the tenancy is moot and will therefore not be considered.

It is ordered that:

1. The Landlord's application is dismissed.

January 26, 2026

Date Issued

Trish Carson

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.