



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-042520-25-EX

In the matter of: 2504, 1001 BAY ST
TORONTO ON M5S3A6

Between: Baixuan Ning Tenant
Zihao Niu

And

Maria Tuason Landlord

Baixuan Ning and Zihao Niu (the 'Tenant') applied for an order determining that Maria Tuason (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant

Baixuan Ning and Zihao Niu (the 'Tenant') applied for an order determining that Maria Tuason (the 'Landlord') collected or retained money illegally.

This order was issued without a hearing being held.

Determinations:

1. On January 21, 2026 2025, the Board received a Request to Withdraw an Application from the Tenant, requesting to withdraw the application without a hearing.
2. In accordance with subsection 200(4) of the Act, and upon reviewing the T2 Application and the Request to Withdraw, I consent to the withdrawal of the application.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

January 22, 2026
Date Issued

Nathalia Debski
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.