



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

File Number: LTB-L-104229-25

In the matter of: UNIT B, 131 LOUTH ST
ST CATHARINES ON L2S2T8

Between: Zhenze Yu Landlord

And

Daren Thorne Tenant

Zhenze Yu (the 'Landlord') applied for an order to terminate the tenancy and evict Daren Thorne (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 Landlord claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring 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 26, 2026. Only the Landlord's Legal Representative, Yun Tao Li attended the hearing.

As of 9:40 a.m., 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.

Determinations:

1. At the hearing, the Landlord's Legal Representative sought to withdraw the application and I consented to the request.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

January 30, 2026
Date Issued

Rachel Gibbons
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.