



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

File Number: LTB-L-096896-25

In the matter of: 2ND FLOOR BACK ROOM, 116
PEMBERTON AVE
NORTH YORK ON M2M1Y5

Between: Xiaofang Guo Landlord

And

Michelle Daniel Tenant

Xiaofang Guo (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Daniel (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 also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 27, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:46 p.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.

February 4, 2026
Date Issued

Christina Philp
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.