



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

File Number: LTB-L-092072-25

In the matter of: 17, 223 HEIMAN ST
KITCHENER ON N2M3M2

Between: Vincent Xinbo Lu Landlord

And

Basil Elrufaie Tenants
Chantal Larose
Eayn Elrufaie

Vincent Xinbo Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Basil Elrufaie, Chantal Larose and Eayn Elrufaie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

Only the Tenants, Basil Elrufaie and Chantal Larose, attended the hearing.

As of 1:42 p.m., the Landlord 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. 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 2, 2026
Date Issued

Jagger Benham
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.