



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-054901-25

In the matter of: 50 EXETER STREET
TORONTO ON M6N 1G2

Between: Joseph Mubiru Tenants
Sarah Nankunda

and

Shiyang Zou
Landlord

Joseph Mubiru And Sarah Nankunda (the 'Tenants') applied for an order determining that Shiyang Zou (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on January 26, 2026.

Only the Landlord attended the hearing.

As of 9:24 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

February 9, 2026
Date Issued

Adeela Alvez
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.