



**Order under Section 87  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-021938-25

**In the matter of:** 302, 169 JAMES ST S  
HAMILTON ON L8P3A3

**Between:** Derek Nash Landlord  
Core Urban Inc

**And**

Junteng Li Former Tenants  
Yao Lu

Derek Nash and Core Urban Inc (the 'Landlord') applied for an order requiring Junteng Li and Yao Lu (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on February 10, 2026. Only the Landlord, Derek Nash, attended the hearing.

As of 10:02 a.m., the Former Tenants were not present or represented at the hearing.

**Determinations:**

1. At the hearing, the Landlord requested to withdraw his application, and I granted his request.

**It is ordered that:**

1. The Landlord's application is dismissed as withdrawn.

**February 19, 2026**  
**Date Issued**

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Jane Dean  
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.