



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093467-25

In the matter of: Room 1 of Basement Unit, 263 Finch Ave E
North York ON M2N4S1

Between: An Qin Gao Landlord

And

Shyen Yu Low Tenant
Hao Hsu

An Qin Gao (the 'Landlord') applied for an order to terminate the tenancy and evict Shyen Yu Low and Hao Hsu (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 February 12, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 3:41 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 19, 2026
Date Issued

Julie Broderick
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.