



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

File Number: LTB-L-107878-25

In the matter of: 5122 SPRUCE AVE
BURLINGTON ON L7L 1M8

Between: Yang Zhou Landlords
Tianyu Guan

and

Fadi Armoti Tenants
Hezar Zaza

Yang Zhou and Tianyu Guan (the 'Landlords') applied for an order to terminate the tenancy and evict Fadi Armoti and Hezar Zaza (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 5, 2026.

The Landlords and their representative, Yun Tao Li, and the Tenants attended the hearing.

1. At the hearing, the Landlords' representative sought to withdraw the application and I consented to the request. The Tenants did not object.
2. The application having been withdrawn; the Board's file is closed.

February 19, 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.