



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

File Number: LTB-L-106081-25

In the matter of: 2106, 2121 Lake Shore Blvd W
Etobicoke ON M8V4E9

Between: Zhengrong Xiao Landlord

And

Pratish Vaghela Tenants
Firoza Vaghela
Arman Vaghela

Zhengrong Xiao (the 'Landlord') applied for an order to terminate the tenancy and evict Pratish Vaghela, Firoza Vaghela and Arman Vaghela (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

This application was heard by videoconference on February 11, 2026.

Only the first named Tenant attended the hearing.

As of 9:37am, the Landlord was not present nor 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 23, 2026
Date Issued

Reshad Nazeer
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.