



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Bakhoun v Yu, 2026 ONLTB 2017

Date: 2026-02-26

File Number: LTB-L-073438-24-RV

In the matter of: 606, 75 Weldrick Road East
Richmond Hill ON L4C0H9

Between: Dalia Bakhoun Landlord

And

Tzu Yu Former
Tenant

Review Order

Dalia Bakhoun (the 'Landlord') applied for an order requiring Tzu Yu and Gannon Mykal (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes; an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur as a result of the Former Tenant's alleged substantial interference of the Landlord's reasonable enjoyment or lawful right, privilege or interest.

This application was resolved by order LTB-L-073438-24 issued on January 15, 2026.

On February 9, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Landlord alleges that the order contains a serious error because it did not order the Former Tenant to pay the cleaning expenses incurred after the Former Tenant moved out.
2. Having listened to the hearing recording, I am not satisfied that the order contains a serious error.
3. Although the lease required the Former Tenant to leave the rental unit "at the same level of cleanliness" as they received it at the commencement of the tenancy, the parties disagreed on the state of cleanliness at the commencement of the tenancy. The Landlord testified that the rental unit was in a clean state at the commencement of the tenancy

while the Former Tenant testified that the rental unit was not to clean state at the commencement of the tenancy. The Landlord did not provide any evidence to support their allegation that the unit was clean at the commencement of the tenancy.

4. The Landlord bears the onus of proof in this application. I am not satisfied that the Landlord met the burden of proof on a balance of probabilities that the unit was in a clean state at the commencement of the tenancy. As a result, I do not find the order contains a serious error by failing to order the remedy requested by the Landlord.
5. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-073438-24 issued on January 15, 2026 is denied. The order is confirmed and remains unchanged.

February 26, 2026
Date Issued

Richard Ferriss
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.