



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

File Number: LTB-L-003352-26

In the matter of: 84 WILD ORCHID CRES
MARKHAM ON L6C1V6

Between: Zhinan Zhao Landlord

And

Shuang Liang Tenants
Shuqing Yang

Zhinan Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Shuang Liang and Shuqing Yang (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1) and for persistent late payments of rent (L2).

This application was heard by videoconference on March 3, 2026.

Only the Landlord's Legal Representative, Tom Li, attended the hearing.

As of 9:50 am, the Tenants were not present or 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on January 22, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The Landlord withdrew the L2 portion of their application as the eviction sought is moot.
5. The lawful rent is \$4,700.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.

7. The rent arrears owing to January 22, 2026 are \$22,199.44.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$4,000.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$374.24 is owing to the Tenants for the period from October 1, 2021 to January 22, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 22, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$18,011.20. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Panagiotis P. Roupas
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$22,199.44
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,000.00
Less the amount of the interest on the last month's rent deposit	- \$374.24
Total amount owing to the Landlord	\$18,011.20