



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

File Number: LTB-L-005679-26

In the matter of: 12 MAROWYNE DR
NORTH YORK ON M2J2A3

Between: Kai Chen Landlord

And

Wenzhao Qiu Tenant

Kai Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Wenzhao Qiu (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.

This application was heard by videoconference on March 18, 2026 at 9:21 a.m.

The Landlord's representative Alvin Chan, licensed paralegal and the Tenant Wenzhao Qiu attended the hearing. Ms. Jade Yu also attended the hearing as a Mandarin language interpreter for the Tenant.

Determinations:

1. At the hearing, the Landlord's representative sought to withdraw the application. As the matter was undisputed by the Tenant, I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

March 27, 2026
Date Issued

Greg Witt
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.