



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-004088-26

In the matter of: 180 GEORGE ST.
OTTAWA ON K1N0G8

Between: Yanjun Liu Landlord

And

Qing Zhang Tenants
Xiuling Wang

Yanjun Liu (the 'Landlord') applied for an order requiring Qing Zhang and Xiuling Wang (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 19, 2026.

Only the Landlord attended the hearing.

As of 1:37 p.m., 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from December 15, 2024, to April 14, 2026.
3. The lawful rent is \$3,000.00. It is due on the 15th day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to April 14, 2026, are \$37,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$37,186.00. This amount includes rent arrears owing up to April 14, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 7, 2026, at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Melissa Anjema
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.