



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

**File Number:** LTB-L-006918-24

**In the matter of:** 6 VONDA AVE  
NORTH YORK ON M2N5E7

**Between:** Jixing Zou Landlord  
Rong Xin

**And**

Ying Chen Tenant  
Junfeng Zhang

Jixing Zou and Rong Xin (the 'Landlord') applied for an order to terminate the tenancy and evict Ying Chen and Junfeng Zhang (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex; the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises; and, the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on March 25, 2026.

The Tenant, the Tenant's representative Steven Liu, the Landlords and the Landlords' representative Yan Li attended the hearing.

**Determinations:**

1. The parties advised that the Tenant has vacated the rental unit and the tenancy has ended.
2. As the Landlord's application is now moot, the application shall be dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**April 2, 2026**

**Date Issued**

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Peter Nicholson

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.