



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

File Number: LTB-L-101029-25-RV

In the matter of: 2106, 2121 LAKE SHORE BLVD W
ETOBICOKE ON M8V4E9

Between: Zhengrong Xiao Landlord

And

Pratish Vaghela Tenant

Review Order

Zhengrong Xiao (the 'Landlord') applied for an order to terminate the tenancy and evict Pratish Vaghela (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-101029-25 issued on February 13, 2026.

On February 13, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 18, 2026 interim order LTB-L-101029-25-RV-IN was issued, staying the order issued on February 13, 2026.

This request to review was heard by videoconference on March 23, 2026.

Only the Landlord attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 1:48 p.m.

Determinations:

1. Since the Tenant did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-101029-25 issued on February 13, 2026 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 18, 2026 is cancelled. The stay of order LTB-L-101029-25 is lifted immediately.

April 1, 2026
Date Issued

Mark Melchers
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.