



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

File Number: LTB-L-078055-25

In the matter of: BASEMENT, 296 KING ANDREW DR
MISSISSAUGA ON L4Z1P8

Between: TRAN KHAM QUANG Landlord
DOAN DIEULAM

And

HASON TRAN Tenant

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

TRAN KHAM QUANG and DOAN DIEULAM (the 'Landlord') applied for an order to terminate the tenancy and evict HASON TRAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord Doan Dieulam, their legal representative Brenda Rizzo and the Tenant's legal representative Corey Robert LeBlanc attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord filed an L1/L9 update outlining arrears of rent of \$24,250.00 to March 31, 2026.
4. The Tenant vacated the rental unit on March 2, 2026.
5. The Landlord submitted that given that the Tenant is a family member, and that they have now moved out, the claim for rent arrears is withdrawn.

6. They seek an order from the Board terminating the tenancy as of March 2, 2026.
7. The Landlord submitted evidence in form of email correspondence with the Tenant (DOC-7637628) which confirmed that he had moved out, further they submitted that all of Tenant's personal belongings have been removed from the rental unit and that he has moved out of country.
8. The Tenant's legal representative did not make any submissions to confirm that his client had vacated the rental unit as he had not been able to reach his client for instructions.
9. The matter was adjourned prior peremptory on the Tenant, as he was not in attendance and his legal representative did not have instructions, I accepted the uncontested evidence of the Landlord.
10. I am satisfied that the tenancy terminated on March 2, 2026, and as the Landlord is not pursuing a claim for arrears, no further determination with respect to rent shall be made.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 2, 2026, the date the Tenant moved out of the rental unit.

April 1, 2026
Date Issued

Alicia Johnson
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.