



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

File Number: LTB-L-101312-25

In the matter of: BASEMENT 2, 54 LEAFIELD DR
SCARBOROUGH ON M1W2T2

Between: Junfu Wu
Zhaohua Luo
Landlords

And

Haihuang Liu
Tenant

Junfu Wu and Zhaohua Luo (the 'Landlords') applied for an order to terminate the tenancy and evict Haihuang Liu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 10, 2026.

Only the Landlords attended the hearing.

As of 9:39 the Tenant was 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 is invalid because it incorrectly identifies a rental period, and it claims arrears for a rental period in the future.
2. An application for eviction cannot proceed based on an invalid notice of termination. The Landlord was given the option to proceed with the application for arrears only but was unable to make a decision. As the Landlord did not make an election, the application is dismissed without prejudice.

It is ordered that:

1. The application is dismissed.

April 8, 2026
Date Issued

Dawn Carr
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.