



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

File Number: LTB-L-005605-26

In the matter of: 101, 945 GERRARD ST E
TORONTO ON M4M1Z1

Between: Lifang Qiu Landlord

And

Benoit Jr Beaulieu Tenant

Lifang Qiu (the 'Landlord') applied for an order to terminate the tenancy and evict Benoit Jr Beaulieu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

The Landlord and the Tenant attended the hearing.

1. At the hearing, upon reviewing the N4 notice of termination, and the previous LTB file (LTB-L-020999-25), the Landlord was seeking previous arrears that had already been ordered by the Board on June 13, 2025. This order included arrears from July 1, 2024, to June 30, 2025. The Landlord did not obtain an eviction in relation to LTB-L-020999-25 and only obtained an arrears only order.
2. In the application before me, the Landlord is seeking rent arrears from July 1, 2024, to March 31, 2026.
3. The Landlord argued that the Tenant did not comply with the previous order issued by the Board and the arrears are still outstanding, therefore he was seeking them on this application as well.
4. At the hearing, I made an oral determination that the N4 cannot reflect previous arrears being sought that have already been ordered by the Board, therefore the N4 is invalid when res judicata is applied, as the arrears from July 1, 2024 to June 30, 2025 have already been determined by the Board.
5. The Landlord is seeking a termination of the tenancy and an arrears order, so after hearing my oral determination, the Landlord sought to withdraw the application, and I consented to the request.

6. The application having been withdrawn, the LTB's file is closed.

April 8, 2026
Date Issued

Samantha Greaves
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.