



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-104308-25

In the matter of: 9 OLD FIELD CRES
EAST GWILLIMBURY ON L9N0A5

Between: Deming Zhang Landlords
Baoru Zhao

And

Cansu Koca Tenants
Ozan Koca

Deming Zhang and Baoru Zhao (the 'Landlords') applied for an order requiring Cansu Koca and Ozan Koca (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

Only the Landlords' Representative, Xiangyu Luo, and the Landlords' Agent, Bole Zhang, attended the hearing.

As of 1:19 p.m., the Tenants were 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. As of the hearing date, the Tenants were not in possession of the rental unit. The Tenants vacated the rental unit on March 29, 2026.
2. The Tenants did not pay the total rent they were required to pay for the period from January 1, 2024, to January 31, 2024. The Tenants rent cheque returned NSF for the month of January 2024 and the Landlord is claiming the amount of rent for the month of January 2024.
3. The lawful rent is \$3,700.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2024, are \$3,700.00.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlords \$3,886.00. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlords the full amount owing on or before April 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

April 9, 2026
Date Issued

Sheena Brar
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.