



Order under Section 79 Residential Tenancies Act, 2006

Citation: SHAO v Aydogan, 2026 ONLTB 32167

Date: 2026-04-23

File Number: LTB-L-105527-25

In the matter of: 154 FAIRHOLME AVE
NORTH YORK ON M6B2X2

Between: HAN SHAO Landlord

And

Ogulcan Aydogan Tenant

HAN SHAO (the 'Landlord') applied for an order to terminate the tenancy and evict Ogulcan Aydogan (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 13, 2026.

Only the Landlord attended the hearing.

As of 9:53 a.m., 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 Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy between the Landlord and the Tenant terminated on December 31, 2025 which was the date that the Tenant vacated the rental unit.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025.
4. The Landlord testified that his downstairs tenant continued to see the Tenant (upstairs) off and on through November and December of 2025. However the Tenant was not seen at

the rental unit during the last week of December of 2025 and has not returned to the unit since.

5. The Tenant is in arrears of rent. The Landlord testified that the Tenant only paid November's rent but has not paid any further rent since then.
6. The Tenant has abandoned the rental unit. The Tenant has not been seen at the rental unit since the last week of December of 2025. The Landlord suspects that the Tenant allowed other occupants to move into the rental unit as there are other people staying in the rental unit.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 5, 2026 at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Carrie Bertrand
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.