



Order under Section 79 Residential Tenancies Act, 2006

Citation: Tran v Zhu, 2026 ONLTB 31926

Date: 2026-04-23

File Number: LTB-L-089807-25

In the matter of: 1804, 2908 HIGHWAY 7 ROAD
VAUGHAN ON L4K 0K5

Between: Tieu Tue Tran Landlord

And

Fuyuan Zhu Tenant

Tieu Tue Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Fuyuan Zhu (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 14, 2026.

Only the Landlord and the Landlord's spouse Bao Nguyen, attended the hearing.

As of 9:30 AM, 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. Therefore, the tenancy will be terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant is in arrears of rent.
4. The Tenant has abandoned the rental unit. The Tenant stopped paying rent, has not been seen at the unit, all attempts to contact the Tenant were unsuccessful, and the Landlord was informed from a friend of the Tenant's that the Tenant has moved out of Canada.
5. The Landlord waived reimbursement of the application filing fee.

6. There is no last month's rent deposit.

It is ordered that:

The tenancy between the Landlord and the Tenant is terminated, as of April 30, 2026.

April 23, 2026

Date Issued

Jeanie Theoharis

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.