



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-098037-25-RV

In the matter of: BASEMENT, 1019 PELISSIER ST
WINDSOR ON N9A4L8

Between: YONG ZHAO Landlord
RUI DING

And

Gabriel Alejandro Amorocho Tenants
Yunner Alejandro Amorocho

Review Order

YONG ZHAO and RUI DING (the 'Landlord') applied for an order to terminate the tenancy and evict Gabriel Alejandro Amorocho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-098037-25 issued on February 12, 2026.

On March 5, 2026, Yunner Alejandro Amorocho, a Potential Party requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 6, 2026 interim order LTB-L-098037-25-RV-IN was issued, staying the order issued on February 12, 2026.

The review request was heard by videoconference on April 21, 2026.

Only the Potential Party attended the hearing. I was satisfied that the Tenant and the Landlord had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 2:59 p.m.

Determinations:

1. For the reasons that follow, I find that the Potential Party's request for review is granted. I also find that the Potential Party is a Tenant and was not reasonably able to participate at the February 3, 2026 hearing.
2. Yunner Alejandro Amorocho, (YA), testified that he is a lawful Tenant of the rental unit. A copy of the lease agreement was submitted into evidence in support of the YA's position. YA testified that the Landlord named only his son, Gabriel Alejandro Amorocho, as a tenant on the application, and that he was therefore unaware of the proceeding.

3. YA further testified that his son has mental health issues, and he holds power of attorney. He stated that his son did not inform him of the hearing and does not have the capacity to understand the documents received.
4. On the basis of the uncontested evidence before me, I am satisfied that YA is a lawful Tenant of the rental unit. The style of cause is amended to include YA as a named party to the application. As YA was not named on the application, he was not served with the Notice of Hearing and did not have knowledge of the proceeding.
5. In these circumstances, I find that YA was not reasonably able to participate in the February 3, 2026 hearing. Their request for review is therefore granted.
6. A *de novo* hearing was held to consider the Landlord's L1 application.

L1 Application

7. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The request to review order LTB-L-098037-25 issued on February 12, 2026 is granted. The order is cancelled and cannot be enforced by the Landlord.

L1 Application

2. The Landlord's L1 application is dismissed.

April 30, 2026
Date Issued

Mayra Sawicki
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.