



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

File Number: LTB-L-024397-26

In the matter of: 707-3121 Sheppard Ave. E.
Scarborough, ON M1T0B6

Between: Yongbin Hou Landlords
Songyan Hou

And

Aylin Atay Tenant

Yongbin Hou and Songyan Hou (the 'Landlords') applied for an order to terminate the tenancy and evict Aylin Atay (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 29, 2026.

Only Landlord, Yongbin Hou, attended the hearing.

As of 9:34 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.

1. At the hearing, the Landlords sought to withdraw the application as the N4 notice was invalid. The arrears amount set out in the notice was incorrect as the Landlord had collected an illegal rent deposit that was not credited towards the arrears amount reflected on the notice. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 7, 2026
Date Issued

Ken Audziss
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.