



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

File Number: LTB-L-015452-26

In the matter of: 177 DENISE CIR
NEWMARKET ON L3X2K2

Between: QIJUN YANG Landlord
YAN YANG

And

KOLSOUM ZARRIN Tenant
VAHED HASSAN NIA

QIJUN YANG and YAN YANG (the 'Landlord') applied for an order to terminate the tenancy and evict KOLSOUM ZARRIN and VAHED HASSAN NIA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

Only the Landlord's Representative Philip Banh attended the hearing.

As of 1:42 pm, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
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 February 23, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit

4. The lawful rent is \$2,359.50. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 23, 2026, are \$4,143.61.
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 February 23, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,329.61. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Brenda Mercer
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,143.61
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,329.61