



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

File Number: LTB-L-013651-26

In the matter of: UPPER UNIT, 45 YATESBURY RD
NORTH YORK ON M2H1G1

Between: Qingchun Chen Landlord

And

Shamim Mehdizadehnaderikhoob Tenant

Qingchun Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Shamim Mehdizadehnaderikhoob (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 7, 2026.

Only the Landlord's Legal Representative, Yun Tao Li attended the hearing.

As of 9:16 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 Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 11, 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.