



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

File Number: LTB-L-008687-26

In the matter of: Room#01, 48 CLOVERHILL RD
HAMILTON ON L9C3L5

Between: Su Ha Duong Landlord
Ling Ai Zhang

And

Ian Hopkins Tenant

Su Ha Duong and Ling Ai Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Hopkins (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.

This application was heard by videoconference on April 15, 2026.

Only the Landlord Su Ha Duong and the Landlord's Legal Representative Lisa Barder attended the hearing.

As of 2:41pm, 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. On January 29, 2026, the Landlord gave the Tenant an N12 notice of termination with the termination date of March 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. At the hearing the Landlord indicated that the Tenant had vacated the rental unit on April 15, 2026, the date of hearing.
4. The Landlord testified that they received a text message from the Tenant on April 15, 2026 indicating that they had vacated the rental unit. As this was the day of the hearing, I stood

the matter down to allow the Landlord to inspect the rental unit to confirm that the Tenant had vacated. When the Landlord returned, they confirmed that the rental unit was empty and relied on pictures of the rental unit depicting an empty unit.

5. Therefore, based on the Landlords' uncontested evidence, I am satisfied that the Tenant vacated the rental unit on April 15, 2026.
6. The Landlord collected a rent deposit of \$500.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$82.57 is owing to the Tenant for the period from May 1, 2017, to April 15, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 15, 2026.

May 21, 2026
Date Issued

Reid Jackson
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.