



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

**File Number:** LTB-L-006221-26

**In the matter of:** 2067 LEGRAND CRES  
ORLEANS ON K1E3R1

**Between:** ZHIMING ZHENG Landlord  
YAN JIANG

**And**

Amin Al-Balsheh Tenant  
Kendra Appelman  
Annabelle Balshe

ZHIMING ZHENG and YAN JIANG (the 'Landlord') applied for an order to terminate the tenancy and evict Amin Al-Balsheh, Kendra Appelman and Annabelle Balshe (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on May 27, 2026.

Only Landlord, ZHIMING ZHENG, and the Landlords' Representative, YUNQIAO ZHANG, attended the hearing.

As of 9:29 a.m., the Tenants were 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 Landlords' evidence.

**Determinations:**

L1 Application – Non-Payment of Rent

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 May 3, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,200.00. It was due on the 1st day of each month.
5. The Tenant has paid \$900.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 3, 2026 are \$9,015.63.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,200.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$69.41 is owing to the Tenant for the period from April 22, 2025 to May 3, 2026.

**L2 Application – Persistent Late Payment of Rent**

10. The Landlord sought to withdraw this application as the Tenant vacated, and I consented to this request.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of May 3, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,932.22. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 June 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026 at 4.00% annually on the balance outstanding.

**June 8, 2026**  
**Date Issued**

\_\_\_\_\_  
**Samantha Greaves**  
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                                                            | \$9,915.63        |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$900.00        |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$3,200.00      |
| <b>Less</b> the amount of the interest on the last month's rent deposit                | - \$69.41         |
| <b>Total amount owing to the Landlord</b>                                              | <b>\$5,932.22</b> |