



## **Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006**

**Citation:** Jiang v AL-SAGBAN, 2026 ONLTB 43422

**Date:** 2026-06-05

**File Number:** LTB-L-020610-26-IN

**In the matter of:** Master Bedroom Suite, 5563 River Grove Avenue  
Mississauga ON L5M3T6

**Between:** Yanqing Jiang Landlord

**And**

Asaad Al-Sagban Tenant

### **INTERIM ORDER**

Yanqing Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict Asaad Al-Sagban (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

The Landlord and the Tenant attended the hearing.

#### **Determinations:**

1. At the hearing, the Tenant requested an adjournment because they were not adequately prepared for the LTB hearing. The Tenant has an upcoming matter in Family Court that has consumed most of his time and resources.
1. The Landlord opposed an adjournment on the grounds of financial prejudice due to loss of rental income.
2. After considering the parties' submissions, I granted the adjournment to allow the Tenant to get his affairs in order. To mitigate the prejudice to the Landlord, the Tenant must pay all new rent to the Landlord on time and in full until the matter is resolved, or the LTB orders otherwise.

**It is ordered that:**

1. The hearing is adjourned to a date to be scheduled by the LTB peremptory on the Tenant.
2. The parties shall provide their unavailable dates for the months of June to October 2026 to the LTB by June 19, 2026.
3. The LTB will send the parties a Notice of Hearing for the next hearing date.
4. On or before June 30, 2026, the parties shall give to each other and file with the LTB a copy of all documents, photographs, and other evidence they intend to rely upon at the hearing.
5. If a party does not comply with the deadlines for disclosure in paragraph 4, the Member may refuse to accept the evidence or consider the issues not disclosed.
6. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
7. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). Uploading material to TOP does not constitute disclosure to the other party unless the parties have agreed in writing to exchange documents via TOP. Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is [ltb.evidence@ontario.ca](mailto:ltb.evidence@ontario.ca).
8. The Tenant shall pay the ongoing rent to the Landlord on time and in full until this matter is resolved or the LTB orders otherwise.
9. If the Tenant does not comply with the requirement to pay the ongoing rent, the Member may refuse to accept or consider the Tenant's evidence and submissions.
10. The parties shall come to the next hearing prepared to proceed.
11. I am not seized.

**June 5, 2026**  
**Date Issued**

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Heather Woodside  
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.

