



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

File Number: LTB-L-020627-26

In the matter of: 198 TOWNSGATE DR
THORNHILL ON L4J8J5

Between: HUI MING ZHAO Landlord

And

SAFAR GAEDI Tenant
SAHAR QAEDIZADEH

HUI MING ZHAO (the 'Landlord') applied for an order to terminate the tenancy and evict SAFAR GAEDI and SAHAR QAEDIZADEH (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 June 4, 2026.

Only the Landlord's Representative, Rong Wei Yu attended the hearing.

As of 9:10 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.

Determinations:

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 The application having been withdrawn, the LTB's file is closed.

June 11, 2026
Date Issued

Chris Hall
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.