



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028287-26

In the matter of: 2711, 5 BUTTERMILL AVE
CONCORD ON L4K0J5

Between: Young Min Shin Landlord
Young Hee Kim

And

Yuhao Xu Tenant

Young Min Shin and Young Hee Kim (the 'Landlord') applied for an order to terminate the tenancy and evict Yuhao Xu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026.

Only the Landlord attended the hearing.

As of 9:40 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As I was reviewing the Landlord's evidence and the material filed by the Landlord in preparation for writing this order, I noted that the Landlord did not serve the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Landlord stated that the Tenant vacated the unit on March 3 or 6, 2026 and the N4 Notice was dated March 12, 2026.
2. The Tenant was not in possession of the rental unit on the date the N4 was served nor when the application was filed.
3. There is no evidence that the Tenant received either the N4 or the application; therefore, the Tenant did not have the opportunity to participate in this hearing.

It is ordered that:

1. The Landlord's application is dismissed, and the LTB file is closed.

June 25, 2026
Date Issued

Christina Budweth
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	\$182.46
Less the amount of the last month's rent deposit	- \$5,550.00
Less the amount of the interest on the last month's rent deposit	- \$58.75
Total amount owing to the Landlord	\$(5,426.29)