



**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-000977-26

**In the matter of:** 180 FOAMFLOWER PL  
WATERLOO ON N2V 0G9

**Between:** Talha Yousafzai Landlords  
Mobeen Yousafzai

**And**

Yan Yun Chen Tenant

Talha Yousafzai and Mobeen Yousafzai (the 'Landlord') applied for an order requiring Yan Yun Chen (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's and the Tenant attended the hearing.

**Determinations:**

**Preliminary Issue:**

Are Naomi Chen, Lucas Chen & Leo Chen Tenants?

1. The application as filed named "Naomi Chen, Lucas Chen & Leo Chen" as Tenants.
2. At the outset of the hearing, the Tenant, Yan Yun Chen ('YYC') submitted that Naomi Chen, Lucas Chen & Leo Chen are minors and therefore not appropriate parties to this application.
3. The Landlord's consented to removal of Naomi Chen, Lucas Chen & Leo Chen upon this submission. Accordingly, Naomi Chen, Lucas Chen & Leo Chen shall be removed as a Tenants.

**L9 Application**

1. The Tenant vacated the rental unit on April 17, 2026. The Tenant was in possession of the rental unit on the date the application was filed.

2. The lawful rent is \$2,955.00. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$13,712.55. This amount includes rent arrears owing up to the day the Tenant was evicted by the Sheriff from the rental unit on April 17, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2026 at 4.00% annually on the balance outstanding.

**June 25, 2026**

**Date Issued**

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**Angela Smith**

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.