



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

File Number: LTB-L-106099-25

In the matter of: 8 REDBUD ST
MARKHAM ON L6E1C8

Between: Lihan Yu Landlord
Chunhua Liu

And

Yan Luo Tenant
Wei Yan

Lihan Yu and Chunhua Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Yan Luo and Wei Yan (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage;
- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 22, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. Both parties testified that the Tenant vacated the rental unit on January 29, 2026.
2. The Landlord also testified that they were only seeking reimbursement of the filing fee.
3. As the Tenant vacated the rental unit 5 months prior to the hearing date, and the application was only seeking termination, the matter is moot. While the Landlord is seeking

reimbursement of the filing fee, costs are generally only awarded to the successful party, and the Tenant vacated prior to the hearing date. In my view, it is not in the interests of justice to hear a moot matter on its merits for the purpose of awarding a filing fee.

It is ordered that:

1. The Landlord's application is dismissed.

June 26, 2026
Date Issued

Allana McComb
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.