



**Order under Section 69 / 88.1 / 88.2 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-079049-23

**In the matter of:** LOWER UNIT, 2327 BONNER RD  
MISSISSAUGA ON L5J2C9

**Between:** Bowen Zhao  
Yang Zhou  
Landlords

**And**

Labelle O Turner  
Lenysha S Blake  
Tenants

Bowen Zhao and Yang Zhou (the 'Landlords') applied for an order to terminate the tenancy and evict Labelle O Turner and Lenysha S Blake (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlords' reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on June 23, 2026.

Only the Tenants attended the hearing.

As of 1:30 p.m. the Landlords were 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. Since the Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlords' application is dismissed.

**June 26, 2026**

**Date Issued**

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**Dawn Carr**

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.