



**Order under Section 130
Residential Tenancies Act, 2006**

File Number: LTB-T-057136-23

In the matter of: 106 PHILLIP AVE
SCARBOROUGH ON M1N 3R4

Between: Mike Mormah
Angelika Kreutzer Tenants

and

Lei Dong
Giuhua Yuan Landlords

Mike Mormah and Angelika Kreutzer (the 'Tenants') applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application came before me in videoconference room 142 on December 16, 2025.

Only the Landlords and their legal representative Alvin Chan attended the hearing. As of 9:20 am, the Tenants 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. I find that this application has been abandoned because the Tenants did not appear to support their application.

It is ordered that:

1. The application is dismissed.

January 8, 2026
Date Issued

Nersi Makki
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.