



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-064028-25

In the matter of: 13 OAK ST
TORONTO ON M5A0A2

Between: Fredalyn Brotonel Tenant

And

Feng Xi Landlord

Fredalyn Brotonel (the 'Tenant') applied for an order determining that Feng Xi (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was scheduled to be heard by videoconference on December 17, 2025.

Only the Landlord and the Landlord's representative Rong Wei Yu attended the hearing.

As of 1:35p.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.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 8, 2026
Date Issued

Amanda Kovats
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.