



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-049129-25

In the matter of: B, 622 Gerrard Street East
Toronto ON M4M1Y3

Between: Jack Trainor Tenant

And

Xue (Shirley) Fang Wang Landlord

Jack Trainor (the 'Tenant') applied for an order determining that Xue (Shirley) Fang Wang (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenant.

Further, the Tenant applied for an order determining that 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 heard by videoconference on December 16, 2025.

Only the Landlord and the Landlord's Support Person Eric Tai attended the hearing.

As of 9:30 am, 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 9, 2026
Date Issued

Jagger Benham
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.