



Order under Section 135 Residential Tenancies Act, 2006

Citation: CHEUNG v Kwok, 2026 ONLTB 1041

Date: 2026-01-07

File Number: LTB-T-064716-25

In the matter of: 101, 3 PEMBERTON AVE
NORTH YORK ON M2M4M1

Between: YUET CHEUNG Tenant

And

Sum Wing Kwok Landlord

YUET CHEUNG (the 'Tenant') applied for an order determining that Sum Wing Kwok (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 22, 2025.

Only the Landlord's power of attorney, S.S. Kwok attended the hearing.

As of 9:36 a.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 7, 2026
Date Issued

Nancy Morris
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.