



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-055895-25

In the matter of: 1210, 25 Grenville St
Toronto ON M4Y2X5

Between: Yu Zou
Zhidong Lian Tenants

and

Cellie Gonsalves Landlord

Yu Zou and Zhidong Lian (the 'Tenants') applied for an order determining that Cellie Gonsalves (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.

An Adjudicative Case Conference ('ACC') was heard by videoconference on December 22, 2025.

Only the Landlord and the Landlord's Support, Tony Gonsalves, attended the ACC.

As of 9:30am, the Tenants were not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

January 7, 2026
Date Issued

Candace Aboussafy
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.