



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-073421-24

In the matter of: 2 Axsmith Cres
North York ON M2J3K3

Between: Xu Wang Tenant

And

Yitao Lou Landlord

Xu Wang (the 'Tenant') applied for an order determining that Yitao Lou (the 'Landlord'): entered the rental unit illegally. (T2 application)

This T2 application was heard by videoconference on November 24, 2025. Only the Landlord attended the hearing. As of 10:12 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. The Landlord had a preliminary issue with regard to the named tenant in the T2, but a finding on that was not necessary because of the abandonment of the application.

Determinations:

1. Since the Tenant did not attend the hearing to support the T2 application that they filed, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 5, 2026

Date Issued

Alex Brkic

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.