



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-068063-25

In the matter of: 3308, 488 UNIVERSITY AVE
TORONTO ON M5G0C1

Between: Shiqi Zhou Tenant

And

Yuying Zheng Landlord

Shiqi Zhou (the 'Tenant') applied for an order determining that Yuying Zheng (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 6, 2026.

Only the Landlord attended the hearing.

As of 9:44 a.m., the Tenant 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 13, 2026
Date Issued

Jana Rozehnal
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.