



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

**File Number:** LTB-T-094079-25

**In the matter of:** 919, 399 MARKHAM RD  
SCARBOROUGH ON M1J3C9

**Between:** Donovan Hazel  
Akil Hazel  
Tenants

**And**

Lorriane Quilty  
Golden Equity Properties  
Landlord

Donovan Hazel and Akil Hazel (the 'Tenants') applied for an order determining that Lorriane Quilty and Golden Equity Properties (the 'Landlord') collected or retained money illegally.

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

Only the Landlord's legal representative, James Moak, attended the hearing.

As of 9:40, the Tenants were 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 Tenants 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**

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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.