



**Order under Section 135 / 30
Residential Tenancies Act, 2006**

File Number: LTB-T-059953-25

In the matter of: MIDDLE LEVEL, 5670 LAKESHORE ROAD
STOUFFVILLE ON L4A3C6

Between: Rebecca Leighton Tenant

And

Kwon Yau Tsang Landlord

Rebecca Leighton (the 'Tenant') applied for an order determining that Kwon Yau Tsang (the 'Landlord') because the Landlord:

- collected or retained money illegally
- 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 held by videoconference on January 6, 2026.

Only the Landlord attended the ACC.

As of 9:31 a.m., the Tenant was 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 Tenant did not attend the ACC 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

Colette Myers

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.