



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

File Number: LTB-T-049426-25

In the matter of: 3975 grand park drive
Mississauga ON L5B0K4

Between: Zheyu Chen Tenant

And

Adel Nakhla Landlord

Zheyu Chen (the 'Tenant') applied for an order determining that Adel Nakhla (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 7, 2026.

Only the Landlord attended the hearing.

As of 9:32 a.m., 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 reschedule 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 14, 2026
Date Issued

Stephanie Ball
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.

