



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

File Number: LTB-T-048765-25

In the matter of: 0201, 1551 LYCEE PL
OTTAWA ON K1G4B5

Between: Qian Zhang Tenants
Yuzhen Yan

And

GWL Realty Advisors Inc Landlord

Qian Zhang and yuzhen yan (the 'Tenants') applied for an order determining that GWL Realty Advisors Inc (the 'Landlord') 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 14, 2026.

Neither the Tenants nor the Landlord was present or represented at the ACC as of 10:19 a.m., although properly served with notice of this ACC 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 Tenants' application is dismissed.

January 21, 2026
Date Issued

Jane Dean
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.