



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-034405-25 & LTB-T-040327-25

In the matter of: B, 240 Cedarbrae
Waterloo ON N2L4S7

Between: Nathan Lorentz Tenant

And

Lan Zhang Landlord

Nathan Lorentz (the 'Tenant') applied for an order determining that Lan Zhang (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.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on January 15, 2026.

Only the Landlord and the Landlord's Legal Representative Alfred Chinambu attended the hearing. An interpreter for the Landlord Jie Xu also attended.

As of 10:10am, 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 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 21, 2026

Date Issued

Reid Jackson

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.