



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

File Number: LTB-T-063385-24

In the matter of: Basement, 209 Bayview Heights Drive
East York ON M4G2Z4

Between: Onencan Apuke Cankech Tenant

And

Tianwang Xue Landlord

Onencan Apuke Cankech (the 'Tenant') applied for an order determining that Tianwang Xue (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 was held by videoconference on January 13, 2026.

Only the Landlord's agent, Haiyun Lin, attended the hearing.

As of 9:40AM, 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. The Tenant had filed a request to reschedule the hearing on January 6, 2026, that was denied by a Member in an endorsement issued. The Tenant signed into this block at 10:07AM, the Landlord's agent had already signed out of 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

Colin Elsby
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.