



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

File Number: LTB-T-075116-25

In the matter of: 3509, 28 Freeland Street
Toronto Ontario M5E0E3

Between: Wayne Bryan
Ellen Walsh
Tenants

And

Guang Zu Luo
Cherry Luo
Jane Chen
Landlord

Wayne Bryan and Ellen Walsh (the 'Tenants') applied for an order determining that Guang Zu Luo, Cherry Luo, and Jane Chen (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 14, 2026.

Only Landlord the attended the hearing.

As of 9:38am, the Tenants were not present nor 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 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 28, 2026
Date Issued

Reshad Nazeer
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.