



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

File Number: LTB-T-072581-25

In the matter of: Basement Bedroom, 3615 GUNNING DR
NIAGARA FALLS ON L2G6L3

Between: Michelle Glavic Tenant

And

Ping Lu Landlord

Michelle Glavic (the 'Tenant') applied for an order determining that Ping Lu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 21, 2026.

Only the Landlord attended the hearing.

As of 9:43 a.m., the Tenant 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 26, 2026
Date Issued

Christina Budweth
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.