



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-054379-25-RV and LTB-T-044474-25-RV

In the matter of: 1809, 15 HOLMES AVE
NORTH YORK ON M2N0L4

Between: Chang-Joong Ko Landlord

And

Yuanming Tian Tenant

Review Order

Chang Joong Ko (the 'Landlord') applied for an order to terminate the tenancy and evict Yuanming Tian (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application)

Yuanming Tian (the 'Tenant') applied for an order determining that Chang-Joong Ko (the 'Landlord') collected or retained money illegally. (T1 Application)

Yuanming Tian (the 'Tenant') also applied for an order determining that Chang-Joong Ko (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant. Yuanming Tian (the 'Tenant') applied for an order determining that Chang-Joong Ko (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-L-054379-25 and LTB-T-044474-25 issued on November 28, 2025.

On November 28, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 3, 2025 interim order LTB-L-054379-25-RV-IN and LTB-T-044474-25-RV-IN was issued, staying portions of the order issued on November 28, 2025.

The request to review heard by videoconference on January 16, 2026.

Only the Landlord and their legal representative, Grace Yun, attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 9:20 AM.

Determinations:

1. Since the Tenant did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-054379-25 and LTB-T-044474-25 issued on November 28, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on December 3, 2025 is cancelled. The stay of order LTB-L-054379-25 and LTB-T-044474-25 issued on November 28, 2025 is lifted immediately.

January 30, 2026
Date Issued

Richard Ferriss
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.