



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-044003-25

In the matter of: 488 UNIVERSITY AVE
TORONTO ON M5G0C1

Between: Yilun Chen Tenant

And

Sharma Sanat Landlord

Yilun Chen (the 'Tenant') applied for an order determining that Sharma Sanat (the 'Landlord') entered the rental unit illegally and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This combined T2 application came before the LTB by way of Adjudicative Case Conference (ACC) and was conducted by videoconference on January 29, 2026.

Neither the Tenant nor the Landlord were present or represented at the ACC as of 9:55 a.m., although properly served with notice of this ACC by the LTB.

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.

February 3, 2026
Date Issued

Christina Philp
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.