



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-055001-25

In the matter of: Suite 2, 97 Scarden Ave
Scarborough ON M1T1W4

Between: Joseph Douglas Gordon Tenant

And

Aaron (Zhu) Chen Landlord

Joseph Douglas Gordon (the 'Tenant') applied for an order determining that Aaron (Zhu) Chen (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

These applications were heard by videoconference on February 2, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 12:10 p.m. 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 applications, I find that these applications has been abandoned.

It is ordered that:

1. The Tenant's applications are dismissed.

February 9, 2026
Date Issued

Jeremy Henderson
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.