



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

File Number: LTB-T-056690-25

In the matter of: 17 THOMAS FRISBY JR CRES
MARKHAM ON L6C 3L1

Between: Wing Wong Chong Tenants
Shaoling Zhuang

and

Judson Yat Shan Kan Landlords
Connie Hung Chiu

Wing Wong Chong and Shaoling Zhuang (the 'Tenant') applied for an order determining that Judson Yat Shan Kan and Connie Hung Chiu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 19, 2026.

The Landlord and the Tenant, Wing Wong Chong, attended the hearing on behalf of all Tenants.

Determinations:

1. The Tenants' application does not contain any indication of why it was filed or what remedy the Tenants are seeking. No boxes were checked on the application form, no narrative or explanation is provided and no remedy requested. While the Tenants submitted a number of pieces of evidence, including a document that appears to summarize the claim made and the remedies sought, it was not included with the application filed by the Tenant and the Landlord stated they did not receive this document from either the Tenant or the Board.
2. The Tenant indicated the application is regarding a key deposit of \$350.00 which was not returned.
3. The Landlords indicated that they were unaware of the reason for the Tenant's application and remedy sought. They opposed an amendment to the application as they were not prepared to proceed with the hearing of the matter.
4. As such, I find that it would be unfair to the Landlord to proceed with the hearing. Therefore, the application must be dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

February 6, 2026

Date Issued

Adeela Alvez

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.