



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-055833-25

In the matter of: 1946 Brimley Road
Scarborough Ontario M1S2A9

Between: Yuxiao Liang Tenant

And

Jenny Kwan (Guan) Landlord

Yuxiao Liang (the 'Tenant') applied for an order determining that Jenny Kwan (Guan) (the 'Landlord'):

- 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.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenant agreed to pay for them.

This application was heard by videoconference on February 9, 2026.

Only the Landlord and the Landlord's Support Person, Eddison Kwan, attended the hearing.

As of 9:50 a.m., the Tenant was 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.

February 10, 2026

Date Issued

Colette Myers

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.

