



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-054336-25

In the matter of: 308, 710 SPADINA AVE
TORONTO ON M5S2J3

Between: Beiyang Li Tenant

And

710 SPADINA AVENUE HOLDINGS INC Landlord

Beiyang Li (the 'Tenant') applied for an order determining that 710 SPADINA AVENUE HOLDINGS INC (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).

The Tenant also applied for an order determining that the Landlord collected or retained money illegally (T1 Application).

An Adjudicative Case Conference was held by videoconference on February 10, 2026. Only the Landlord's Legal Representative, S. Marchionne, attended the case conference.

As of 9:38 a.m., the Tenant was not present or represented at the case conference although properly served with notice by the LTB. There was no record of a request to adjourn the case conference.

It is ordered that:

1. The Tenant's application is dismissed.

February 18, 2026
Date Issued

Jitewa Edu
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.