



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

File Number: LTB-T-063580-25

In the matter of: 16 Simmons Crescent
Barrie ON L4N7T6

Between: Oyeyinka Oyelowo Tenant

And

Shirley (Ding, Wai-Whing/ Zang, Yai/ Ding,
Hoi Sze) Zhang Landlords

Oyeyinka Oyelowo (the 'Tenant') applied for an order determining that Shirley (Ding, Wai-Whing/ Zang, Yai/ Ding, Hoi Sze) Zhang (the 'Landlords') 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, and withheld or interfered with their vital services or care services and meals in a care home.

This Adjudicative Case Conference was heard by videoconference on February 10, 2026.

Only the Landlords and the Landlords' Legal Representative Marshall Yarmus attended the hearing.

As of 9:30 am, 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 13, 2026
Date Issued

Jagger Benham
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.