



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

File Number: LTB-T-051591-25

In the matter of: 1, 356 SPADINA AVE
TORONTO ON M5T2G4

Between: ASHLYNN CLEAVE Tenant

And

TAM TRUONG Landlord

ASHLYNN CLEAVE (the 'Tenant') applied for an order determining that TAM TRUONG (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 10, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 2:18pm, 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 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 23, 2026
Date Issued

Greg Brocanier
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.