



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064340-25

In the matter of: 13 OAK ST
TORONTO ON M5A0A2

Between: Fredalyn Brotonel Tenant

And

Feng Jacky Xi Landlord

Fredalyn Brotonel (the 'Tenant') applied for an order determining that Feng Jacky Xi (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.

An Adjudicative Case Conference (ACC) was held by videoconference on February 17, 2026.

Only the Landlord and the Landlord's legal representative Rong Wei Yu attended the ACC.

As of 9:34 am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC. The Tenant did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 20, 2026
Date Issued

Dana Wren
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.