



Order under Section 31 Residential Tenancies Act, 2006

Citation: 1359073 BC LTD v Wong, 2026 ONLTB 17947

Date: 2026-03-04

File Number: LTB-T-085976-24

In the matter of: 3106, 15 QUEENS QUAY E
TORONTO ON M5E0C5

Between: 1359073 BC LTD Tenant

And

Chen Lung Wong Landlord

1359073 BC LTD (the 'Tenant') applied for an order determining that Chen lung Wong (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. (T2 Application)

1359073 BC LTD (the 'Tenant') also applied for an order determining that Chen lung Wong (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 application)

This application was heard by videoconference on January 14, 2026.

The Tenant's Legal Representative Jimmy Gagadin and the Landlord's Legal Representative Cynthia Cheung attended the hearing.

Determinations:

Adjournment Request

1. At the commencement of the hearing at 9:36 AM, the Tenant's Legal Representative requested an adjournment as the Tenant was not in attendance and he had been trying unsuccessfully to reach them.
2. The Landlord was opposed to the adjournment request. They had arranged for witnesses to attend the hearing and additionally no explanation had been provided for the Tenant's non-attendance.
3. The matter was held down to permit the Tenant's Legal Representative additional time to reach his client.

4. The matter was recalled at 11:58 AM, and the Tenant's Legal Representative advised that he had still not been able to reach his client.
5. Having considered the factors in Rule 21.8, the reason for the adjournment request, the position of the parties the prejudice to the parties, I am not satisfied that an adjournment is appropriate. The Board does not have any information as to why the Tenant is not in attendance. As such the Tenant's request for an adjournment was denied. The Tenant's Legal Representative did not wish to withdraw the Tenant's applications as he had no instructions from his client to do so, and the matter proceeded to be heard.

T2 and T6 Applications

6. In the absence of his client the Tenant's Legal Representative called no evidence in support of the Tenant's applications.
7. In the absence of any evidence in support of the Tenants applications, the applications will be dismissed.
8. The Landlord's Legal Representative sought costs for their attendance at the hearing. I have considered the Board's guidelines with respect to awarding costs. I am not satisfied that is appropriate to award costs in this situation where the Tenant did not attend. Costs are generally awarded in cases of unreasonable conduct. I do not find non-attendance to be unreasonable conduct.

It is ordered that:

1. The Tenants applications are dismissed.

March 4, 2026

Date Issued

Sean Ramage

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.