



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

File Number: LTB-T-105312-24

In the matter of: 1403, 225 Adelaide St W
Toronto ON M5H0A7

Between: Huimei Qiu Tenant

And

19 Duncan Property Inc. Landlord

Huimei Qiu (the 'Tenant') applied for an order determining that 19 Duncan Property Inc. (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.

This application was heard by videoconference on February 25, 2026.

Only the Landlord's representative, N. Mizzi attended the hearing.

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.

March 2, 2026
Date Issued

Sandra Macchione
Vice Chair, 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.