



**Order under Section 35(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-000805-24

In the matter of: 755 Cornell Rouge Blvd
Markham Ontario L6B0K2

Between: Ada Siu Landlord

And

Wa Man Ng Tenant

Ada Siu (the 'Landlord') applied for an order determining whether Wa Man Ng (the 'Tenant') altered the locking system without their consent.

This application was heard by videoconference on October 10, 2024 and November 24, 2025.

The Landlord and the Tenant's representative M. Lee attended the hearing.

Note: The application names Schubert Au Yeung as a Tenant. In order LTB-L-092366-23, issued on September 4, 2024, I removed Mr. Au Yeung as a Tenant in all of the Landlord's applications respecting this tenancy. The application is amended to removed Mr. Au Yeung's name.

Determinations:

1. This application is moot. The Tenant vacated the unit in January 2025.

It is ordered that:

1. The Landlord's application is dismissed.

March 2, 2026
Date Issued

Renée Lang
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.