



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

File Number: LTB-T-062422-24

In the matter of: 610E, 2908 hwy7
Vaughan ON L4K0K5

Between: Pengyu Zhang Tenant

And

Adnan Rabbani Landlords
Saba Minhas

Pengyu Zhang (the 'Tenant') applied for an order determining that Adnan Rabbani and Saba Minhas (the 'Landlords') entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant, and harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application).

The Tenant applied for an order determining that 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 March 3, 2026. As of 11:59 a.m., neither the Tenant nor the Landlords were present or represented at the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support the application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 9, 2026
Date Issued

Jitewa Edu
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.