



**Order under Section 98
Residential Tenancies Act, 2006**

File Number: LTB-T-030283-25

In the matter of: 1405, 1735 Frobisher Lane
Ottawa ON K1G 3P7

Between: Yuhui Gao
Nebat Zekaria Ali Tenant

And

Riverside Towers Landlord

Yuhui Gao and Nebat Zekaria Ali (the 'Tenant') applied for an order determining that Riverside Towers (the 'Landlord') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on March 10, 2026.

Only the Landlord's legal representative Anne Skelly attended the hearing.

As of 9:45 am, 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. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

March 17, 2026

Date Issued

Nersi Makki

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.