



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

**File Number:** LTB-T-008103-25

**In the matter of:** 202, 280 LESTER ST  
WATERLOO ON N2L0G2

**Between:** Jiajia Huang Tenant

**And**

SAGE LIVING MANAGEMENT INC. Landlord  
Xiaoxiao Hu  
Xu Feng

Jiajia Huang (the 'Tenant') applied for an order determining that SAGE LIVING MANAGEMENT INC., Xiaoxiao Hu and Xu Feng (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 March 17, 2026.

Only the Landlord's agent, Martin Walecki, attended the hearing.

As of 10:35, 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 24, 2026**  
**Date Issued**

---

Dawn Carr  
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.