



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

File Number: LTB-T-062754-25

In the matter of: 305 CLINTON
TORONTO ON M6G2Y7

Between: YEN VY TRAN Tenant

And

ADAM POPADIUK Landlord

YEN VY TRAN (the 'Tenant') applied for an order determining that ADAM POPADIUK (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An adjudicative case conference was held by videoconference on March 19, 2026.

Only the Landlord and the Landlord's representative Sean O'Connor attended the case conference.

As of 9:28am, the Tenant was not present or represented although properly served with notice of this case conference by the LTB. There was no record of a request to adjourn the case conference.

Determinations:

1. Since the Tenant did not attend the case conference 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

Dale Whitmore
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.