



**Order under Section 135;57
Residential Tenancies Act, 2006**

File Number: LTB-T-088775-25

In the matter of: 114 WESTLAND ST
ST CATHARINES ON L2S3X6

Between: Lonny Bergen Tenant

And

Zhimin Ma Landlord

Lonny Bergen (the 'Tenant') applied for an order determining that Zhimin Ma (the 'Landlord') collected or retained money illegally (T1) and further that the Landlord gave a notice of termination in bad faith (T5).

This application was heard by videoconference on March 24, 2026.

Only the Landlord and the Landlord's Support Person Yunn Cheng, attended the hearing.

As of 9:35 a.m., 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 25, 2026
Date Issued

Panagiotis P. Roupas
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.