



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

File Number: LTB-T-098588-25

In the matter of: 525, 500 Wilson Avenue
North York ON M3H0E5

Between: Louis Ho Tenant
Xue Xia

And

Century 21 King's Quay Real Estate Inc., Landlord
Brokerage

Louis Ho and Xue Xia (the 'Tenant') applied for an order determining that Century 21 King's Quay Real Estate Inc., Brokerage (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 1, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 11:00am 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.

April 9, 2026
Date Issued

Reid Jackson
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.