



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

File Number: LTB-T-023489-24

In the matter of: UPPER, 35 NORTHVALE RD
MARKHAM ON L6B1 G9

Between: Oneil Kevin Douglas
Michael Collins Tenant

And

Haiying Di Landlord

Oneil Kevin Douglas and Michael Collins (the 'Tenant') applied for an order determining that Haiying Di (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was heard by videoconference on April 7, 2026.

Only the Landlord attended the hearing.

As of 1:14 pm, 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.

April 10, 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.