



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

File Number: LTB-T-087046-25

In the matter of: 3101, 3101-110 Charles St E CHARLES ST
E
Toronto ON M4Y1T5

Between: Jinshen Li Tenant

And

Patty Kim Landlords
Baytree Property Management Inc

Jinshen Li (the 'Tenant') applied for an order determining that Patty Kim and Baytree Property Management Inc (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on April 8, 2026. Only the Landlords' Agent, Subin Park, attended the hearing.

As of 9:27 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.

April 15, 2026
Date Issued

Rachel Gibbons
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.