



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-102146-24

In the matter of: BASEMENT, 284 TERRACE DR
KESWICK ON L4P2Y8

Between: Kayla Mary McLeod Tenant
Dillon Vineham
Thomas Cripps

And

Hong Dai Landlord

Kayla Mary McLeod, Dillon Vineham and Thomas Cripps (the 'Tenant') applied for an order determining that Hong Dai (the 'Landlord'):

- entered the rental unit illegally; harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 application).
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 application).

This application was heard by videoconference on April 8, 2026. Neither the Tenant nor the Landlord was present or represented at the hearing as of 4:30 p.m., 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

Joy Xiao
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.