



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

File Number: LTB-T-077375-25

In the matter of: Apt. A, 23 Hill Street
Newmarket ON L3Y4Y4

Between: Susannah Swagerman Tenant

And

Max Liu Landlord

Susannah Swagerman (the 'Tenant') applied for an order determining that Max Liu (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 13, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 1:44pm 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

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.