



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

File Number: LTB-T-096371-25

In the matter of: 228 Augusta Street
Ottawa ON K1N8C4

Between: Haoxi Zhang Tenant

And

Achab Karim Landlord

Haoxi Zhang (the 'Tenant') applied for an order determining that Achab Karim (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 20, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 10:35 a.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 27, 2026
Date Issued

Jane Dean
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.