



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-061773-25

In the matter of: 2347 Baseline
Ottawa ON K2C0E2

Between: Yicheng Zhu Tenant
And
Maria Sheppard Landlord
Sheppard Property Development Ltd.

Yicheng Zhu (the 'Tenant') applied for an order determining that Maria Sheppard and Sheppard Property Development Ltd. (the 'Landlord') entered the rental unit illegally.

This Adjudicative Case Conference was held by videoconference on April 21, 2026.

Only the Landlord Maria Sheppard attended.

As of 10:13 a.m., the Tenant was not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the proceeding.

Determinations:

1. Since the Tenant did not attend the case conference to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 28, 2026
Date Issued

Elle Venhola
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.