



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-093410-25

In the matter of: 98 AVONDALE AVE
NORTH YORK ON M2N2V2

Between: Maria Noriega Tenant

And

Lisa Kong Landlord

Maria Noriega (the 'Tenant') applied for an order determining that Lisa Kong (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 22, 2026. Only the Landlord attended the hearing.

As of 10:35 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 appear at the hearing to support the application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 24, 2026
Date Issued

Jitewa Edu
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.