



Order under Section 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-076465-23
LTB-T-077433-23
LTB-L-087154-23

In the matter of: 1010, 190 LEES AVE
OTTAWA ON K1S5L5

Between: Yuan ming Tian Tenant

And

MetCap Living Management Inc Landlord
Jessica Reed

Yuan ming Tian (the 'Tenant') applied for an order determining that MetCap Living Management Inc and Jessica Reed (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home. This is the 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. This is the T6 application.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally. This is the T1 application.

The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes. This is the L1 applications.

These applications were heard by videoconference on April 28, 2026.

Only the Landlord's agent, Jessica Reed, attended the hearing. The Landlord was represented by Lavinia Volney.

As of 1:20pm, 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 attend the hearing to support their applications, I find that these applications have been abandoned.
2. The Landlord sought to withdraw their L1 application.
3. In accordance with subsection 200(4) of the Residential Tenancies Act, 2006, I consent to the withdrawal of the application

It is ordered that:

1. The Tenant's applications are dismissed as abandoned.
2. The Landlord's application is dismissed as withdrawn.

May 6, 2026
Date Issued

Sonia Anwar-Ali
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.