



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-065154-25

In the matter of: 3 DUPLEX CRES
TORONTO ON M5P1J1

Between: Jessie O Lee Tenant

And

Steve CHUN WAH Mak
Susan Lam Landlords

Jessie O Lee (the 'Tenant') applied for an order determining that Steve Chun Wah Mak and Susan Lam (the 'Landlords'):

- entered the rental unit illegally.
- 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.

Jessie O Lee (the 'Tenant') also applied for an order determining that Steve Chun Wah Mak and Susan Lam (the 'Landlords') 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 application was heard by videoconference on April 30, 2026.

Only the Landlord attended the hearing.

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 application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 5, 2026
Date Issued

Kyle McGraw
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.