



## **Order under Sections 31 & 135 Residential Tenancies Act, 2006**

**File Number:** LTB-T-056720-24

**In the matter of:** 1207, 159 DUNDAS ST E  
TORONTO ON M5B0A9

**Between:** Nan Ni Tenant

**And**

Gannan Du Landlord

Nan Ni (the 'Tenant') applied for an order determining that Gannan Du (the 'Landlord') collected or retained money illegally.

The Tenant also applied for an order determining that the Landlord:

- 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.

This application was heard by videoconference on April 2, 2025, and May 4, 2026.

Only the Tenant attended the hearing on April 2, 2025.

As of 1:30 p.m., on May 4, 2026, neither the Tenant nor the Landlord were 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. The Board's records show that neither notice of hearing was received by the Landlord, as it was returned to sender for both hearings.

### **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 8, 2026**  
**Date Issued**

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Nancy Morris  
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.