



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-077915-25

In the matter of: 2110, 197 Yonge st
Toronto ON M5B0C1

Between: Mario Gonzalez Perez
Perezmanagement
Tenants

And

Zheyuan Yu
Landlord

Mario Gonzalez Perez and Perezmanagement (the 'Tenants') applied for an order determining that Zheyuan Yu (the 'Landlord') 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on May 6, 2026. Only the Landlord attended the ACC.

As of 10:23 a.m., the Tenants were not present or represented at the ACC although properly served with notice of the ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenants did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

May 13, 2026
Date Issued

Rachel Gibbons
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.