



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

File Number: LTB-T-104160-24

In the matter of: 2803, 19 WESTERN BATTERY RD
TORONTO ON M6K0E3

Between: YUXI XIA Tenant
BRADLEY HAZELTON

And

Living Realty Inc. Landlord

YUXI XIA and BRADLEY HAZELTON (the 'Tenant') applied for an order determining that Living Realty Inc. (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.

This application was heard by videoconference on April 7, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 9:37 a.m. 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 15, 2026
Date Issued

Samantha Greaves
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.