



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087323-25

In the matter of: Basement, 189 Invergordon Ave
Scarborough ON M1S3Z1

Between: Timea Kotai
Krisztian Nagy Tenant

And

Manfang Zheng Landlord

Timea Kotai and Krisztian Nagy (the 'Tenant') applied for an order determining that Manfang Zheng (the 'Landlord'):

- collected or retained money illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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 application was heard by videoconference on May 13, 2026.

Only the Landlord attended the hearing.

As of 9:52 AM, 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 19, 2026
Date Issued

Kate Sinipostolova
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.