



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-002983-26

In the matter of: 24 GUARDHOUSE CRES
MARKHAM ON L6C3J8

Between: Yichen Liu Tenant

And

Jia Chen Landlord
Xuan Jin

Yichen Liu (the 'Tenant') applied for an order determining that Jia Chen and Xuan Jin (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on May 11, 2026.

Only the Tenant attended the hearing.

As of 9:15 a.m., the Landlords were 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. At the outset of the hearing, I raised a preliminary issue with the Tenants application. The Tenant is relying on a T1 application that was submitted with no allegations, and with no remedies sought. The Tenant indicated that he is seeking remedies and requested to draft a new application to be submitted today. I advised the Tenant that this would be procedurally unfair to the Landlord who may have elected not to attend the hearing given the manner in which the original application was completed. In addition, proceeding with an amended application on this date, without notice to the Landlord would be procedurally unfair. I indicated I would not be amending the application without notice to the Landlord, allowing them an opportunity to respond.
3. With no remedies or allegations contained in the application before, the matter must be dismissed.

It is ordered that:

1. The application is dismissed:

May 19, 2026
Date Issued

Chris Hall
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.