



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-004823-26

In the matter of: 353, 313 RICHMOND STREET E
TORONTO ON M5A 4S7

Between: Zhen Jin Tenant

and

David Appiah Landlord

Zhen Jin (the 'Tenant') applied for an order determining that David Appiah (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 14, 2026.

Only the Landlord attended the hearing.

As of 9:35 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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

Adeela Alvez
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.