



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

File Number: LTB-T-075981-24

In the matter of: BASEMENT, 1461 GLENGARRY AVE
LONDON ON N5X1P9

Between: Sydney Taylor Tenant

And

Jie Liu Landlord

Sydney Taylor (the 'Tenant') applied for an order determining that Jie Liu (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 May 20, 2026.

Only the Landlord attended the hearing.

As of 1:30 p.m. 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.
2. The Landlord provided a copy of a mutual release resolving all matters between the parties which was signed on July 5, 6, and 7, 2025 by the parties.

It is ordered that:

1. The Tenant's application is dismissed.

May 25, 2026
Date Issued

Dawn Carr
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.