



Order under Section 30 Order and Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-011909-25
LTB-T-058038-25

In the matter of: 213, 1 Homewood Ave
Toronto ON M4Y2J8

Between: Yiu Kwan Chow Tenant

And

North44 Properties Landlord

Yiu Kwan Chow (the 'Tenant') applied for an order determining that North 44 properties (the 'Landlord'):

- 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. (T2 Application)
- 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. (T6 application)

This application was heard by videoconference on June 1, 2026.

Only the Landlord's representative, Natasha Mizzi, attended the hearing.

As of 9:19 a.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.

It is ordered that:

1. The Tenant's application is dismissed.

June 5, 2026
Date Issued

Vinuri Sivalingam
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.