



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-082364-25

In the matter of: 29 Roxanne Crescent
Scarborough ON M1V4J5

Between: Nikita Nikita Tenant

And

Aiping Chen Landlord

Nikita Nikita (the 'Tenant') applied for an order determining that Aiping Chen (the 'Landlord') :

- entered the rental unit illegally.
- 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 June 2, 2026. Neither party attended 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 8, 2026
Date Issued

Fabio Quattrociocchi
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.