



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-020047-25

In the matter of: 66 SABISTON DRIVE
MARKHAM ON L3R2B5

Between: Yan Jin Tenant

And

Guoqiang Wang Landlords
Yuexiao Deng

Yan Jin (the 'Tenant') applied for an order determining that Guoqiang Wang and Yuexiao Deng (the 'Landlords') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was heard by videoconference on June 22, 2026.

Only the Landlords' Agent, Nichole Wang, and the Landlords' Legal Representative, Raymond Lee, attended the hearing.

As of 10:14 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Board's records show the notice of hearing was emailed to the Tenant on March 5, 2026 to the email provided by the Tenant. 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 25, 2026
Date Issued

Susan Priest
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.