



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-096332-25-SA

In the matter of: 81 Amherst Dr
Kitchener ON N2P1E1

Between: David Shiqiang Guo Landlord

And

Spencer Clarke Tenant

David Shiqiang Guo (the 'Landlord') applied for an order to terminate the tenancy and evict Spencer Clarke (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-096332-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096332-25.

The motion was heard by videoconference on January 5, 2026.

As of 1:32pm, neither the Tenant nor the Landlord were 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 appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-096332-25, issued on November 24, 2025, is denied.
2. The stay of Order LTB-L-096332-25 is lifted immediately.

January 12, 2026
Date Issued

Terri van Huisstede
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.