



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

File Number: LTB-L-101292-25-SA

In the matter of: 417, 251 JARVIS ST
TORONTO ON M5B0C3

Between: RUI XIN WU Landlord

And

ANDREI KVASHA Tenant
VLADISLAV KOPTIAEV
DMITRII KOPTIAEV

RUI XIN WU (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREI KVASHA, VLADISLAV KOPTIAEV and DMITRII KOPTIAEV (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-101292-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101292-25.

The motion was heard by videoconference on January 13, 2026.

Only the Landlord and the Landlord's Agent Haiyue Wang attended the hearing.

As of 1:25 pm, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The stay of order LTB-L-101292-25 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-101292-25, issued on December 8, 2025, is denied.
2. The stay of Order LTB-L-101292-25 is lifted immediately.

March 9, 2026
Date Issued

Kyle Anderson
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.