



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-063124-25

In the matter of: 7, 348 Spruce St
Waterloo ON N2L3M7

Between: Haylee Kathryn clemmer Tenants
Sarah Neela Nirula
Marcus Khan
Luka Spisic

And

348 Spruce street Asset Management Landlord

Haylee Kathryn clemmer, Sarah Neela Nirula, Marcus Khan and Luka Spisic (the 'Tenants') applied for an order determining that 348 Spruce street Asset Management (the 'Landlord') 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.

This application was heard by videoconference on April 27, 2026. Neither party attended the hearing.

Determinations:

1. Since the Tenants 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.

May 5, 2026
Date Issued

Fabio Quattrociochi
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.