



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

File Number: LTB-T-017656-24

In the matter of: BASEMENT, 612 VAN HORNE AVE
NORTH YORK ON M2J2V4

Between: Shawn Clause
Xavier Quarry
David Belanger
Tenants

And

Wan Feng Guo
Landlord

Shawn Clause, Xavier Quarry and David Belanger (the 'Tenants') applied for an order determining that Wan Feng Guo (the 'Landlord'):

- entered the rental unit illegally.

This application was heard by videoconference on May 27, 2026.

Only the Landlord's legal representative, Alvin Chan, attended the hearing.

As of 1:40 p.m., the Tenants were 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.

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 Tenants' application is dismissed.

June 3, 2026
Date Issued

Mark Melchers
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.