



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

File Number: LTB-L-032451-26-SA

In the matter of: 1398 Oxford Avenue
Oakville ON L6H1T4

Between: Zhiyuan Xu Landlord

And

Lucas Holden Tenant

Zhiyuan Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Lucas Holden (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-032451-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032451-26.

The motion was heard by videoconference on June 11, 2026. The Landlord represented by Rong Wei Yu, attended the hearing.

As of 9:45am, 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.

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-032451-26, issued on April 20, 2026, is denied.
2. The stay of Order LTB-L-032451-26, is lifted immediately.
3. Order LTB-L-032451-26 is unchanged.

June 15, 2026

Date Issued

Greg Joy

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.