



Order under Section 78(11) Residential Tenancies Act, 2006

Citation: Zhao v Downer, 2024 ONLTB 8920

Date: 2024-02-06


File Number: LTB-L-087814-23-SA

In the matter of: 45 BRYANT RD
AJAX ON L1S2Y5

Between: Guanghua Zhao and Liying Han

And

Dylan Downer and Jordan Downer

I hereby certify this is a
true copy of an Order dated
Feb 6, 2024

Landlord and Tenant Board

Landlord

Tenant

Guanghua Zhao and Liying Han (the 'Landlord') applied for an order to terminate the tenancy and evict Dylan Downer and Jordan Downer (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on August 23, 2023 with respect to application LTB-L-028230-23.

The Landlord's application was resolved by order LTB-L-087814-23, issued on November 22, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-087814-23.

The motion was heard by videoconference on January 24, 2024.

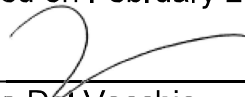
The Landlord's Legal Representative, Qiuling Yang, and one of the Tenants, Dylan Downer, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-087814-23, issued on November 22, 2023, is denied.
2. The stay of Order LTB-L-087814-23 is lifted on February 24, 2024.

February 6, 2024
Date Issued



Lisa Del Vecchio
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.