



**Order under Section 74(14)
Residential Tenancies Act, 2006**

File Number: LTB-L-066824-25-VO

In the matter of: 40 BAMBI CRES
KESWICK ON L4P4C6

Between: Qi Feng Landlord
Aihua Li

And

Cathy Goutzioulis-Lavoy Tenant

Cathy Goutzioulis-Lavoy (the 'Tenant') filed a motion to set aside order LTB-L-066824-25 because, before the eviction order was enforced, the Tenant paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

This motion was heard by videoconference on January 7, 2026.

The Landlord's representative Cuiwen Hu, the Landlord Qi Feng, and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. Order LTB-L-066824-25 is void and cannot be enforced by the Landlord as the Tenant has paid the amount required under subsection 74(11) to void the eviction order.
2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.

January 13, 2026
Date Issued

Brett Lockwood
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.

Notes: The Tenant cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Tenant's tenancy agreement with the Landlord.