



**Order under Subsection 74(12)
Residential Tenancies Act, 2006**

File Number: LTB-L-076460-25-VO

In the matter of: 3709, 101 CHARLES ST E
TORONTO ON M4Y0A9

Between: QINGHUA ZHONG Landlord

And

EVAN ELTON REID Tenant

EVAN ELTON REID (the 'Tenant') filed a motion to set aside order LTB-L-065344-25 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 19, 2026.

Only the Tenant attended the hearing.

As of 9:23am, the Landlord was not present although properly served with the notice of hearing. There was no request to adjourn. The matter proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant filed a declaration stating that the full amount required to void order LTB-L-076460-25 was paid to the Landlord on December 10, 2025 before the eviction order was enforced.
2. The Tenant's total payment to the Landlord was \$10,686.00, the amount required to void order LTB-L-076460-25 if the payment was to be made on or before December 9, 2025.
3. As the Landlord was not present to contest this assertion, and the payment was made one day after the deadline, I am satisfied the Tenant has voided the order as of December 10, 2025.

It is ordered that:

1. The motion to void order LTB-L-076460-25 issued on November 28, 2025 is granted.
2. Order LTB-L-076460-25 is void and cannot be enforced by the Landlord.

January 23, 2026

Date Issued

Sonia Anwar-Ali

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.