



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

File Number: LTB-L-089781-24-VO

In the matter of: 2279 Khalsa Gate
Oakville ON L6M1P4

Between: Xiaobing Gu Landlord
Xijun He

And

Abdullah Asad Khan Tenant
Uzma Asad
Eisa Asad Khan
Moussa Asad Khan
Manahil Khan

Abdullah Asad Khan, Uzma Asad, Eisa Asad Khan, Moussa Asad Khan and Manahil Khan (the 'Tenant') filed a motion to set aside order LTB-L-089781-24 issued December 8, 2025 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.

The Landlord Xiaobing Gu and the Tenant Eisa Asad Khan and Manahil Khan attended the hearing.

Determinations:

1. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenant filed this motion, the Tenant paid a total of \$18,255.00 to the Landlord. The amount paid represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to December 31, 2025, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. Order LTB-L-089781-24 issued on December 8, 2025 is void and cannot be enforced by the Landlord.

January 26, 2026
Date Issued

Peter Nicholson
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.