



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

File Number: LTB-L-108103-25-SA

In the matter of: MAIN FLOOR, 280 BOISDALE AVE
RICHMOND HILL ON L4C1R3

Between: ZHAOXIAN ZHOU Landlord

And

ROSMUNDE ALUVILU Tenants
MARSELINA ALUVILU

ZHAOXIAN ZHOU (the 'Landlord') applied for an order to terminate the tenancy and evict ROSMUNDE ALUVILU and MARSELINA ALUVILU (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 9, 2025 with respect to application LTB-L-057313-25.

The Landlord's application was resolved by order LTB-L-108103-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-108103-25.

This motion was heard by videoconference on January 29, 2026. The Landlord and the Tenants, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$5,000.00 in arrears and costs to the end of December 2025. The Tenants made the first two arrears payments that became due as well as January rent. Due to some confusion, the Tenants did not pay December rent.
2. There is one last arrears payment that will be due on February 20th. The Tenants requested time to make the December rent payment and agreed to make the arrears payment as well as February and March rent on time. I find the request to be reasonable.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-108103-25.

It is ordered that:

1. The motion to set aside Order LTB-L-108103-25, issued on January 7, 2026, is granted.

2. Order LTB-L-108103-25, issued on January 7, 2026, is set aside and cannot be enforced.
3. Order LTB-L-057313-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,620.00 (February rent) on or before February 5, 2026.
5. The Tenants shall pay to the Landlord \$1,700.00 (balance of arrears) on or before February 20, 2026.
6. The Tenants shall pay to the Landlord \$2,620.00 March rent) on or before March 5, 2026.
7. The Tenant shall pay to the Landlord \$2,620.00 (December rent) on or before March 15, 2026.
8. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 3, 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.

