



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-107360-25-SA

In the matter of: 99 KENNETH ROGERS CRES
EAST GWILLIMBURY ON L9N1S5

Between: Jianling Yang Landlords
Tianling Sun

And

Muhammad Nadeem Khan Tenant

Jianling Yang and Tianling Sun (the 'Landlords') applied for an order to terminate the tenancy and evict Muhammad Nadeem Khan (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlords' application was resolved by order LTB-L-107360-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-107360-25.

The motion was heard by videoconference on February 12, 2026.

Determinations:

1. On September 23, 2025, the Tenant gave the Landlord notice to terminate the tenancy effective January 30, 2026.
2. The Tenant has not vacated the rental unit.
3. The lawful monthly rent is \$3,300.00. The Tenant has stopped paying rent because he lost his job and is unemployed. The amount the Tenant currently owes is \$9,700.00.
4. The Tenant testified that he is trying to move but cannot afford to move. The Tenant is seeking additional time to vacate the rental unit.
5. The Landlord agreed to delay lifting the stay until the end of March to provide the Tenant and his children additional time to relocate. I find that under the circumstances, the Landlords' offer is fair to the Tenant.

6. After considering all of the circumstances, including the fact it was the Tenant that initiated the termination of the tenancy and has stopped paying rent, I find that it would be unfair to set aside order LTB-L-107360-25.

It is ordered that:

1. The motion to set aside Order LTB-L-107360-25, issued on December 30, 2025, is denied.
2. The stay of Order LTB-L-107360-25, is lifted March 31, 2026.
3. Order LTB-L-107360-25 is unchanged.

February 13, 2026

Date Issued

Greg Joy
, 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.