



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

File Number: LTB-L-080493-25-VO

In the matter of: UNIT 202, 564 DUNDAS ST W
TORONTO ON M5T1H5

Between: Jian Ying Jiang Landlord

And

Clifford Wade Tenant

Clifford Wade (the 'Tenant') filed a motion to set aside order LTB-L-080493-25 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 February 26, 2026. The Landlord's representative Yun Tao Li attended the hearing.

The Landlord agrees the Tenant paid the amount required to void the order as well as the cost the Landlord paid to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.

It is ordered that:

1. Order LTB-L-080493-25 is void and cannot be enforced by the Landlord.

March 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.

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.