



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

File Number: LTB-L-010361-26-SA

In the matter of: UNIT 406, 124 CEDAR ST
SUDBURY ON P3E1B4

Between: Wufeng Group Corp. Landlord

And

Bradi Nordquist Tenant

Wufeng Group Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Sydnie Rodley and Bradi Nordquist (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 January 26, 2026 with respect to application LTB-L-094671-25.

The Landlord's application was resolved by order LTB-L-010361-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010361-26.

This motion was heard by videoconference on March 19, 2026. The Landlord's representative Yun Tao Li, and the Tenant, attended the hearing.

At the hearing the parties agreed that Sydnie Rodley is to be removed as a party to this order.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

The Landlord also agrees not to pursue the entire balance of the amount the Tenant owes to the Landlord if the Tenant continues to pay the Landlord \$300.00 on or before the 1st day of each month commencing June 2026 and continuing until the entire balance is paid in full.

The parties agree that if the Tenant vacates the rental unit on or before April 30, 2026, the Tenant owes the Landlord \$11,000.00. If the Tenant vacates the rental unit on or before May 31, 2026, the Tenant owes the Landlord \$14,525.00.

These amounts include arrears, costs and a credit provided to the Tenant to reduce the full amount the Tenant owes.

It is ordered that:

1. The motion to set aside Order LTB-L-010361-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010361-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-094671-25 is cancelled and replaced with the following:
4. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
7. The Tenant shall pay to the Landlord \$14,525.00.
8. Should the Tenant vacate the rental unit on or before April 30, 2026, the amount the Tenant owes the Landlord is reduced to \$11,000.

March 23, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 30, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

