



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

File Number: LTB-L-000514-26-SA

In the matter of: 742 LAKE DRIVE SOUTH
KESWICK, ON L4P1V1

Between: Ziyan Yuan Landlord

and

Mathew Peever and Raena Peever Tenants

SET ASIDE MOTION ORDER ON CONSENT

Ziyan Yuan (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Mathew Peever and Raena Peever (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Landlord claimed that the Tenants failed to meet a condition specified in the mediated agreement issued by the Board on October 21, 2024 with respect to L1 application LTB-L-076172-24.

The Landlord's L4 application was resolved by order LTB-L-000514-26 issued on January 20, 2026, which terminated the tenancy effective January 31, 2026 (the 'L4 Order'). This order was issued without a hearing being held.

On January 29, 2026 the Tenants filed a S2 form (motion to set aside the L4 Order).

The set aside motion was heard by videoconference on February 23, 2026. The Tenant Raena Peever attended the hearing on behalf of both Tenants. The Landlord's legal representative Ciuwen Hu (paralegal) attended the hearing on behalf of the Landlord.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consented to the Tenants' set aside motion. The L4 Order LTB-L-000514-26 issued on January 20, 2026 is set aside, cancelled, cannot be enforced, and is replaced by this order.

2. The parties agreed that the original mediated agreement (the payment plan made between the parties on October 10, 2024) LTB-L-076172-24 which was issued by the LTB on October 21, 2024, is confirmed and remains effective.

March 24, 2026
Date Issued

Michelle Tan

Vice Chair, 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.