



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

File Number: LTB-L-022993-26-SA

In the matter of: 2, 27 MERRIAN RD
SCARBOROUGH ON M1K3M6

Between: XIAOAN LIU Landlord

And

JITIN ARORA Tenant

XIAOAN LIU (the 'Landlord') applied for an order to terminate the tenancy and evict JITIN ARORA (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-022993-26, issued on March 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022993-26.

The motion was heard by videoconference on April 28, 2026. The Landlord and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective February 28, 2026.
2. The Tenant has a flight scheduled to leave for Iran and will vacate the rental unit in two weeks.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-022993-26.

It is ordered that:

1. The motion to set aside Order LTB-L-022993-26, issued on March 17, 2026, is denied.
2. The stay of Order LTB-L-022993-26, is lifted immediately.
3. Order LTB-L-022993-26 is unchanged.

May 5, 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.