



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

File Number: LTB-L-021724-26-SA

In the matter of: 2611, 385 PRINCE OF WALES DR
MISSISSAUGA ON L5B0C6

Between: Yang Yang Li Landlord

And

Theresa Asuenimen Tenant

Yang Yang Li (the 'Landlord') applied for an order to terminate the tenancy and evict Theresa Asuenimen (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 19, 2025 with respect to application LTB-L-073745-25.

The Landlord's application was resolved by order LTB-L-021724-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021724-26.

This motion was heard by videoconference on May 4, 2026. The Landlord represented by Yan Li, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, the amount the Tenant owed the Landlord was \$460.78 in arrears and costs to the end of November 2025 and that the Tenant would pay rent on time as well as \$50.00 monthly toward the arrears of rent.
2. The Tenant has stopped paying rent and the amount the Tenant owes has increased to \$6,660.00.
3. The Landlord submits that this was the third repayment plan the Landlord has entered into with the Tenant due to the Tenant not paying rent.
4. The Tenant testified that the rent was withheld for the cost of moving out.
5. After considering all of the circumstances, including the fact that the amount the Tenant owes has increased so significantly, I find that it would be unfair to set aside order LTB-L-021724-26 and order another repayment plan.

It is ordered that:

1. The motion to set aside Order LTB-L-021724-26, issued on March 23, 2026, is denied.
2. The stay of order LTB-L-021724-26 is lifted immediately.
3. Order LTB-L-021724-26 is unchanged.

May 12, 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.