



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

File Number: LTB-L-027629-26-SA

In the matter of: 16 VENTURE AVE
RICHMOND HILL ON L4S2P2

Between: BRADLEY WONG Landlord
YIN WAI WONG

And

NAJMEH YAZDANPANAH RAVARI Tenant

BRADLEY WONG and YIN WAI WONG (the 'Landlord') applied for an order to terminate the tenancy and evict NAJMEH YAZDANPANAH RAVARI (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-027629-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027629-26.

The motion was scheduled to be heard by videoconference on May 25, 2026.

On April 30, 2026, the Tenant made a request to the LTB to withdraw their motion to set aside this ex parte order.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective March 31, 2026.
2. Although the Tenant filed a motion to set aside, the Tenant has informed the LTB that they are no longer seeking to have the order set aside because the Tenant has already vacated the rental unit.
3. Based on this submission, I am satisfied that the Tenant is aware that by withdrawing their motion to set aside, the stay on order LTB-L-027629-26 is lifted immediately.
4. Therefore, the Tenant's request is granted. The hearing scheduled on May 25, 2026, is cancelled.

It is ordered that:

1. The motion to set aside Order LTB-L-027629-26, issued on April 7, 2026, is withdrawn
2. The hearing scheduled on May 25, 2026, is cancelled.
3. The stay of Order LTB-L-027629-26 is lifted immediately.

May 5, 2026
Date Issued

Robert Brown
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.