



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Zhang v Exodius, 2026 ONLTB 35979

Date: 2026-06-03

File Number: LTB-L-015890-26-RV

In the matter of: 2ND FLOOR ROOM 1, 82 SHERIDAN AVE
TORONTO ON M6K2H1

Between: Yongxu Zhang Landlord

And

Aereus Exodius Tenant

Review Order

Yongxu Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Aereus Exodius (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-015890-26 issued on May 8, 2026.

On June 2, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The Tenant alleges that the order contains a serious error. More specifically, the Tenant alleges that the terms of the consent order regarding termination of the tenancy were not made clear to them.
2. I have listened to the hearing recording and the terms of the consent order were read out to the parties and they all agreed to them. As a result, I am not persuaded that the Tenant did not understand that the tenancy would terminate.
3. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-015890-26 issued on May 8, 2026 is denied. The order is confirmed and remains unchanged.

June 3, 2026
Date Issued

Richard Ferriss
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.