



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

File Number: LTB-L-028888-26-SA

In the matter of: 32 GUTHRIE CRES
WHITBY ON L1P1A5

Between: RONGHUI ZHANG Landlord

And

Dawn Stratton Tenants
Michael Stratton

RONGHUI ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict Dawn Stratton and Michael Stratton (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on January 8, 2026 with respect to application LTB-L-086147-25.

The Landlord's application was resolved by order LTB-L-028888-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-028888-26.

This motion was heard by videoconference on June 2, 2026. The Landlord represented by Hongyun Shang, and the Tenant Michael Stratton, attended the hearing.

The Tenants owed the Landlord \$14,686.00 in arrears and costs to the end of June 2026. The Tenant agreed to pay the Landlord the full amount in guaranteed funds by June 3, 2026. The Landlord confirmed that the payment has been made.

Determinations:

1. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-028888-26.

It is ordered that:

1. The motion to set aside Order LTB-L-028888-26, issued on April 13, 2026, is granted.
2. Order LTB-L-028888-26, issued on April 13, 2026, is set aside and cannot be enforced.

June 11, 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.