



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

File Number: LTB-L-033811-26-SA

In the matter of: 43 MILLMAN LANE
RICHMOND HILL ON L4S0P8

Between: Zhe Xu Landlord

And

Neda Taghavi Behrouz Tenant

Zhe Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Neda Taghavi Behrouz (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 April 1, 2026 with respect to application LTB-L-096415-25.

The Landlord's application was resolved by order LTB-L-033811-26, issued on April 21, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033811-26.

This motion was heard by videoconference on June 18, 2026.

The Landlord's Legal Representative Yun Tao Li and the Tenant attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The motion to set aside Order LTB-L-033811-26, issued on April 21, 2026, is denied.
2. The stay of order LTB-L-033811-26 is lifted as of July 31, 2026.
3. Order LTB-L-033811-26 is unchanged.

June 22, 2026
Date Issued

Jagger Benham
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.