



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

File Number: LTB-L-036867-26-SA

In the matter of: 140 LAURELHURST CRES
VAUGHAN ON L4H2N1

Between: Mei Liu
Xiliang Zhang
Landlords

And

Jason P. Scherbluk
Tenant

Mei Liu and Xiliang Zhang (the 'Landlords') applied for an order to terminate the tenancy and evict Jason P. Scherbluk (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 February 26, 2026 with respect to application LTB-L-106268-25.

The Landlords' application was resolved by order LTB-L-036867-26, issued on May 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-036867-26.

This motion was heard by videoconference on June 23, 2026. The Tenant attended the hearing.

As of 3:00pm, the Landlords were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. The Tenant testified that all amounts owing to the Landlords have been paid in full.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-036867-26.

It is ordered that:

1. The motion to set aside Order LTB-L-036867-26, issued on May 6, 2026, is granted.
2. Order LTB-L-036867-26, issued on May 6, 2026, is set aside and cannot be enforced.

June 25, 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.