



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and Section 74(14) of the Residential Tenancies Act, 2006**

File Number: LTB-L-030928-25-RV

In the matter of: 1602, 6 SILVER MAPLE CRT
BRAMPTON ON L6T4N5

Between: 1213763 Ontario Inc. Landlord

And

Anne Boodhoo Tenant

Review Order

1213763 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Boodhoo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-030928-25 issued on July 17, 2025.

On September 22, 2025 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On September 24, 2025 interim order LTB-L-030928-25-RV-IN was issued, staying the order issued on July 17, 2025.

This application was heard by videoconference on October 20, 2025.

The Landlord's legal representatives, Faith McGregor and Martin Zarnett, and the Tenant attended the hearing.

The parties before the Board consented to the following order. The parties agreed that although the Tenant requested a review of the original order, they should have filed a motion to void pursuant to section 74(11) of the Act. As the parties agree on the correct process and consent to the final outcome, the matter proceeded as a motion to void.

Agreed Upon Facts:

Request to Review

1. The request to review is withdrawn. The matter shall proceed as if the Tenant had filed a motion to void the order.

Motion to Void

2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. Before the Tenant filed this motion, the Tenant paid all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to September 30, 2025, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. The request to review order LTB-L-030928-25 issued on July 17, 2025 is withdrawn and the stay is lifted.
2. Order LTB-L-030928-25 is void and cannot be enforced by the Landlord.

January 8, 2026
Date Issued

Dawn Carr
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.

Notes:

- The Tenant cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Tenant's tenancy agreement with the Landlord.