



**Order under Section 74(14)
Residential Tenancies Act, 2006**

File Number: LTB-L-032995-25-VO

In the matter of: 708, 323 SECOND ST E
CORNWALL ON K6H6J9

Between: Cornbec Properties Ltd. Landlord

And

Sylvie Brabant Tenant

Sylvie Brabant (the 'Tenant') filed a motion to set aside order LTB-L-032995-25 because, before the eviction order was enforced, the Tenant paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

This motion was heard by videoconference on December 18, 2025. The Landlord's Agents Randy Schwartz and Marie Boulet, and the Tenant's Legal Representative Valerie Eaton attended the hearing.

Determinations:

1. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenant filed this motion, the Tenant paid a total of \$13,751.50 to the Landlord. The amount paid represents 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 November 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. Order LTB-L-032995-25 is void and cannot be enforced by the Landlord.

January 7, 2026
Date Issued

Kate Sinipostolova
Member, Landlord and Tenant Board

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.