



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

File Number: LTB-L-035677-25-VO

In the matter of: 1118, 30 ELM DR E
MISSISSAUGA ON L5A 4C3

Between: Morguard NAR Canada Limited Partnership Landlord

and

Lydia Walo Bassana
Expedit Bassana Yala Tenants

Lydia Walo Bassana and Expedit Bassana Yala (the 'Tenants') made a motion to set aside order LTB-L-035677-25 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.

The motion was heard by videoconference on December 22, 2025.

The Tenant Lydia Walo Bassana and the Landlord's legal representative Ellena Azadian attended the hearing.

Determinations:

1. Before the Tenants filed this motion, the Tenants 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 December 31, 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.
2. The Tenants have also paid the Landlord's non-refundable enforcement costs in the amount of \$327.00.
3. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.

4. Therefore the motion must be granted.

It is ordered that:

1. Order LTB-L-035677-25 is void and cannot be enforced by the Landlord.

January 8, 2026

Date Issued

Nersi Makki

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.