



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

File Number: LTB-L-056766-25-VO

In the matter of: 405, 1809 LAWRENCE AVE W
NORTH YORK ON M6L1E3

Between: AMG APARTMENTS INC Landlord

And

MONTEZ EDGECOMBE Tenant

MONTEZ EDGECOMBE (the 'Tenant') filed a motion to set aside order LTB-L-056766-25 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 23, 2025. The Landlord's Legal Representative, E. Steiman, the Tenant's Legal Representative, B. Mingo, and the Tenant 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 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.
3. The Landlord incurred costs of \$330.00 from the Court Enforcement Office (Sheriff) for the eviction order and is entitled to reimbursement of the costs.

It is ordered that:

1. Order LTB-L-056766-25 is void and cannot be enforced by the Landlord **if the terms set out in paragraphs 2 and 3 of this order are met.**
2. The Tenant shall pay \$330.00 to the LTB on or before January 15, 2026. This represents the non-refundable amount the Landlord paid to enforce the eviction order.

3. If the Tenant pays the amount set out in paragraph 2 on or before January 15, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order issued on October 22, 2025, is void.
4. The amount of \$330.00 paid into the LTB by the Tenant shall be paid out to the Landlord.

January 7, 2026

Date Issued

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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
- When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.