



**Order under Section 74(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-041486-25-SA

In the matter of: 204, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between: IMH Pool XX LP Landlord

And

Chioma Oriuwa Tenant
Anthony Welcome
Catherine Oriuwa

Chioma Oriuwa, Anthony Welcome and Catherine Oriuwa (the 'Tenant') filed a motion to set aside order LTB-L-041486-25 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.

IMH Pool XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict (the 'Tenant') because the Tenants did not meet a condition specified in the with respect to application.

The Landlord's application was resolved by order LTB-L-041486-25, issued on August 20, 2025.

The Tenants filed a motion to set aside order LTB-L-041486-25 on November 20, 2025.

This application was to be heard by videoconference on December 16, 2025. The Landlord's representative, Christine Banner and the Tenants Chioma Oriuwa, Anthony Welcome and Catherine Oriuwa attended the hearing

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.

2. Before the Tenants filed this motion, the Tenants paid to the Landlord the amount that 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 December 31, 2024, all NSF and related administration fees the Landlord incurred for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.
3. The Landlord has paid the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenants have reimbursed the Landlord for the enforcement costs the Landlord incurred.

On consent it is ordered that:

1. The Tenants' motion to void Order issued LTB-L-041486-25 is granted.
2. Order LTB-L-041486-25 issued August 20, 2025 is void and cannot be enforced by the Landlord.

January 7, 2026
Date Issued

John Russett
Hearings Officer, 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.