



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

File Number: LTB-L-035367-25-VO

In the matter of: 0302, 3480 HAVENWOOD DR
MISSISSAUGA ON L4X2M8

Between: IMH Pool XIV LP

Landlord

And

Muhammad Qureshi (Region of Peel)

Tenant

Muhammad Qureshi (Region of Peel) (the 'Tenant') filed a motion to set aside order LTB-L-035367-25 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 January 6, 2026. The Landlord's representative Sofia Enriquez, 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. The Tenant filed a motion to void with the Board on December 3, 2025. The Landlord enforced the order on December 4, 2025, after the motion was filed.
3. The Landlord agrees that the Tenant had paid the amount required to void the order. The Landlord also agreed that the Tenant would be given possession of the unit if the Tenant paid into the Board \$336.60 on or before January 8, 2026.
1. The Landlord paid \$336.60 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
2. The Tenant has not reimbursed the Landlord for the enforcement costs the Landlord incurred.

It is ordered that:

1. Order LTB-L-035367-25 is void and cannot be enforced by the Landlord if the condition set out in paragraph 2 of this order is met.

2. The Tenant shall pay \$336.60 to the LTB on or before January 8, 2026. This amount represents the non-refundable enforcement costs the Landlord incurred.
3. If the Tenant pays the amount set out in paragraph 2 on or before January 8, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.
4. If the Tenant does not pay the amount set out in paragraph 2 on or before January 8, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is not void and the eviction order becomes enforceable.
5. The Tenant may provide the Landlord with proof of payment to the Landlord of the \$336.60 the Tenant has been ordered to pay into the Board to regain possession of the rental unit.

January 8, 2026

Date Issued

Greg Joy

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.