



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

File Number: LTB-L-059165-25-VO

In the matter of: 231, 77 FINCH AVE E
TORONTO ON M2N6H8

Between: bcIMC Realty Corporation c/o Quadreal Landlord
Residential Properties G.P. Inc

And

Ali Karimi Tenant

Ali Karimi (the 'Tenant') filed a motion to set aside order LTB-L-059165-25 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 Faith McGregor, and the Tenant, attended the hearing.

The Landlord agrees that the Tenant paid all amounts required to void order LTB-L-059165-25 as well as the cost the Landlord incurred to enforce the order with the Sheriff.

It is ordered that:

1. Order LTB-L-059165-25 is void and cannot be enforced by the Landlord.

January 14, 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.