



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

File Number: LTB-L-027049-25-VO

In the matter of: 0802, 885 SOUTHDAL RD W
LONDON ON N6P 0C5

Between: Old Oak Properties Inc. Landlord

and

Aaron Henderson
Breah Gordon Tenants

Aaron Henderson and Breah Gordon (the 'Tenants') made a motion to set aside order LTB-L-027049-25 because, before the eviction order was enforced, the Tenants paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

The motion came before me in videoconference room 103 on December 22, 2025.

The Tenant Aaron Henderson and the Landlord's legal representative Ayden Pearson attended the hearing.

Determinations:

1. The Landlord was granted a voidable order under section 74(3) of the *Residential Tenancies Act, 2006* (the 'Act') terminating the tenancy. The Tenants move to set aside that order stating they have paid the amounts required by subsection 74(11).
2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. By letter dated January 5, 2026, the Landlord confirmed that Tenants have paid all amounts required under subsection 74(11) to void the eviction order and consented to the Tenants' motion.

It is ordered on consent that:

1. Order LTB-L-027049-25 is void and cannot be enforced by the Landlord.

January 16, 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.