



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

File Number: LTB-L-070634-25-VO

In the matter of: 32, 600 SARNIA RD
LONDON ON N6G5M5

Between: EQB Ltd Landlord

And

ISABELLE TUNDA Tenant

ISABELLE TUNDA (the 'Tenant') filed a motion to set aside order LTB-L-070634-25 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 13, 2026. Only the Tenant attended the hearing,

As of 9:45am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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's motion to void and the Tenant's testimony confirmed that the Tenant has paid all amounts required to void order LTB-L-070634-25.
3. The Landlord did not attend the hearing to challenge the Tenant's motion.

It is ordered that:

1. Order LTB-L-070634-25 is void and cannot be enforced by the Landlord.

January 20, 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.