



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

File Number: LTB-L-055717-25-VO

In the matter of: 609, 2920 FAIRLEA CRES
OTTAWA ON K1V8T9

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Eduard Patlea Tenant
Mohammadreza Mohseni

Eduard Patlea and Mohammadreza Mohseni (the 'Tenant') filed a motion to set aside order LTB-L-055717-25 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.

Only the Landlord's Legal Representative Krizia Hernandez attended the hearing.

As of 9:17 am, the Tenant 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. As a result, the hearing proceeded with only the Landlord's evidence.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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. At the hearing, the Landlord's Legal Representative submitted that before the Tenant filed this motion, the Tenant paid 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 November 30, 2025, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. Order LTB-L-055717-25 is void and cannot be enforced by the Landlord.

January 15, 2026

Date Issued

Kyle Anderson

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.