



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

File Number: LTB-L-033303-25-VO

In the matter of: 817, 2076 SHEROBEE RD
MISSISSAUGA ON L5A4C4

Between: CAPREIT Limited Partnership Landlord

And

Erjola Kosmacaj Tenant

Erjola Kosmacaj (the 'Tenant') filed a motion to set aside order LTB-L-033303-25 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 14, 2026.

The Landlord's Legal Representative Gabriela Queresma and the Tenant attended the hearing. The Tenant was assisted by Catherine Scott.

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 paid to the Landlord the amount required under subsection 74(11) of the Act to void the eviction order for the period ending January 31, 2026.
3. The Landlord paid nonrefundable enforcement costs to the Court Enforcement Office (Sheriff) for the purposes of enforcing the eviction. The Tenant has reimbursed the Landlord for these enforcement costs.

It is ordered that:

1. Order LTB-L-033303-25 is void and cannot be enforced by the Landlord.

January 20, 2026
Date Issued

John Cashmore
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.