



**Order under Subsection 74(6)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-074781-25-VO

**In the matter of:** 15, 40 LAMBTON AVE  
YORK ON M6N2S1

**Between:** Bedford Properties & Estates Ltd. Landlord

**And**

WILANN CODRINGTON-MORGAN Tenant

On December 1, 2025 the LTB issued order LTB-L-074781-25 terminating the tenancy and evicting WILANN CODRINGTON-MORGAN (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On January 14, 2026 the Tenant filed a motion to void order LTB-L-074781-25 because before the eviction order became enforceable, the Tenant paid Bedford Properties & Estates Ltd. (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

**Determinations:**

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-074781-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$4,496.46, the amount required to void order LTB-L-074781-25 if the payment was to be made on or before January 15, 2026.

**It is ordered that:**

1. The motion to void order LTB-L-074781-25 is granted.
2. Order LTB-L-074781-25 is void and cannot be enforced by the Landlord.

**January 16, 2026**  
**Date Issued**

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Elena Jacob  
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.

The Landlord has until January 26, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by January 26, 2026 the LTB will schedule a hearing.