



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

File Number: LTB-L-085106-25-VO

In the matter of: 1273 MANITOU WAY
MILTON ON L9E2A7

Between: 2679388 ONTARIO INC Landlord

And

Adesa Kunda Tenants
Amer Kunda
Sameil Kunda

On January 7, 2026 the LTB issued order LTB-L-085106-25 terminating the tenancy and evicting Adesa Kunda, Amer Kunda and Sameil Kunda (the 'Tenants') because the Tenants failed to pay rent that the Tenants owe.

On January 15, 2026 the Tenants filed a motion to void order LTB-L-085106-25 because before the eviction order became enforceable, the Tenants paid 2679388 ONTARIO INC (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenants filed a declaration or affidavit stating that the full amount required to void order LTB-L-085106-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenants' total payment to the Landlord is at least \$16,186.00, the amount required to void order LTB-L-085106-25 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-085106-25 is granted.
2. Order LTB-L-085106-25 is void and cannot be enforced by the Landlord.

January 16, 2026
Date Issued

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/have 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.