



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

File Number: LTB-L-071791-25-VO

In the matter of: 53, 140 WELLESLEY ST E
TORONTO ON M4Y1J1

Between: 965441 Ontario Limited Landlord

And

YASSER ELSAYED Tenant

YASSER ELSAYED (the 'Tenant') filed a motion to set aside order LTB-L-071791-25 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. The Landlord represented by Heather Butt, attended the hearing.

As of 1:30pm, 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.

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. Before the Tenant filed this motion, the Tenant paid a total of \$7,085.00 to the LTB. There is a second deposit slip dated January 5, 2026 that does not show a payment made by the Tenant. The Board's records do not show that any further funds have been received by the Board. The Tenant did not pay at least the amount required under subsection 74(11) to void the eviction order. Therefore, this motion must be dismissed.
3. On January 12, 2026 the Board received confirmation of a \$1,315.00 payment into the Board. As this payment was made after the motion to void was filed the payment does not affect the determination that the amount required to void the order was not paid in full when the motion was filed.

It is ordered that:

1. Order LTB-L-071791-25 is not void and the order can be enforced by the Landlord.

2. The amount of \$7,085.00 paid into the LTB by the Tenant shall be paid out to the Landlord.
3. The Board shall pay to the Tenant \$1,315.00 that the Tenant paid into the Board.

January 19, 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:

- When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party(ies) named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.