



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

File Number: LTB-L-041370-25-VO

In the matter of: 301, 1465 LAWRENCE AVE W
NORTH YORK ON M6L1B2

Between: Blackstar 1465 Lawrence Limited Partnership Landlord

And

Raul Garcia Tenants
Karla Perez

Raul Garcia and Karla Perez (the 'Tenants') filed a motion to set aside order LTB-L-041370-25-SA issued on July 11, 2025 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.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Monique Browne to assist in finalizing the terms and issue the requested order.

The Landlord's Representative Sylwia McArthur and the Tenant's Representative Benjamin Mingo were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. The Tenants paid all arrears owing to January 31, 2026, 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.
3. The Landlord has incurred a non-refundable expense in the amount of \$330.00 to enforce the eviction order.

It is ordered on Consent that:

1. Order LTB-L-041370-25-SA issued on July 11, 2025, is void and cannot be enforced by the Landlord if the Tenants makes the payment required in paragraph 2 of this order.
2. The Tenants shall pay \$330.00 to the LTB's trust account on or before January 31, 2026. This amount represents the non-refundable amount the Landlord paid to enforce the eviction order.
3. If the Tenants pays the amount set out in paragraph 2 on or before January 31, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order issued on July 11, 2025 is void.

January 30, 2026

Date Issued

Monique Browne

Hearings Officer, 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 Tenants 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.