



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

File Number: LTB-L-100866-25-VO

In the matter of: Apartment 1, 6 QUEENS AVE
ETOBICOKE ON M8V2N1

Between: Krzysztof Kular Landlord

And

Arowna Brooks Tenants
Femi Abosedede

On January 21, 2026 the LTB issued order LTB-L-100866-25 terminating the tenancy and evicting Arowna Brooks and Femi Abosedede (the 'Tenants') because the Tenants failed to pay rent that the Tenants owe.

On January 21, 2026 the Tenants filed a motion to void order LTB-L-100866-25 because before the eviction order became enforceable, the Tenants paid Krzysztof Kular (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-100866-25 was paid to the Landlord before the eviction order became enforceable.
2. The total payment of \$1,254.00 made by the Tenants to the Landlord by January 22, 2026 is eighty cents less than \$1,254.80, the amount required to void order LTB-L-100866-25 if the payment was made on or before January 31, 2026.
3. I agree with the reasoning in Board order TLS-10770-19-VO, 2020 CanLII 120582, in which the Member states: "I do not think that any reasonable person would accept that a tenant could lose his home because of a shortfall of six cents." The shortfall in the amount paid to void the order is *de minimus*. For this reason, I am satisfied that the amount paid by the Tenant is sufficient to meet the requirements of subsection 74(4) of the Act.

It is ordered that:

1. The motion to void order LTB-L-100866-25 is granted.
2. Order LTB-L-100866-25 is void and cannot be enforced by the Landlord.

January 23, 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 until February 2, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by February 2, 2026 the LTB will schedule a hearing.