



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

File Number: LTB-L-063716-25-VO

In the matter of: 909, 155 BEECROFT RD
NORTH YORK ON M2N7C6

Between: YIM-WAH YIM Landlord
MEI-CHING YIM

And

SHOKOOFEH MEHDIFAR Tenant

SHOKOOFEH MEHDIFAR (the 'Tenant') filed a motion to set aside order LTB-L-063716-25 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 December 23, 2025. The Landlord's Legal Representative, T. Sivapatham, and the Tenant attended the hearing.

Preliminary Issues:

1. The Tenant owes \$10,651.20 for the period ending December 31, 2025.
2. On or about November 28, 2025, the Tenant paid \$5,651.20 into the LTB.
3. At the hearing, the parties asked for time to January 2026 to provide confirmation that a cheque of \$5,000.00, delivered to the Landlord at the hearing, is successfully cleared by the bank. This confirmation would result in a consent order to void the eviction order.
4. In a letter dated January 19, 2026, the Landlord confirmed receipt of the payment of \$5,000.00.

The parties agree:

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. The Tenant paid a total of \$10,651.20 to the Landlord, an amount which represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to December 31, 2025, 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 LTB shall pay to the Landlord the amount of \$5,651.20 paid by the Tenant together with any accrued interest.

On consent of the parties, it is ordered that:

1. Order LTB-L-063716-25 is void and cannot be enforced by the Landlord.

January 28, 2026
Date Issued

Jitewa Edu
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:

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