



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

File Number: LTB-L-089114-25-VO

In the matter of: 351 Franklin
Sault Ste. Marie ON P6C4A9

Between: Jeffery Hornblower Landlord

And

Ashley Laroue Tenants
Joseph Maitland

Ashley Laroue and Joseph Maitland (the 'Tenants') filed a motion to set aside order LTB-L-089114-25 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 27, 2026.

The Landlord and the Tenants attended the hearing.

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 \$12,786.00 to the LTB. The amount paid 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 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 paid \$317.44 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenant has not reimbursed the Landlord for the enforcement costs the Landlord incurred.

It is ordered that:

1. Order LTB-L-089114-25 is void and cannot be enforced by the Landlord if the condition set out in paragraph 2 of this order is met.

2. The Tenant shall pay \$317.44 to the LTB on or before February 2, 2026. This amount represents the non-refundable enforcement costs the Landlord incurred.
3. If the Tenant pays the amount set out in paragraph 2 on or before February 2, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.
4. If the Tenant does not pay the amount set out in paragraph 2 on or before February 2, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is not void and the eviction order becomes enforceable.
5. Any amounts paid into the LTB by the Tenants pursuant to paragraph 2 of this order shall be paid out to the Landlord.
6. The amount of \$12,786.00 paid into the LTB by the Tenants on January 13, 2026, shall be paid out to the Landlord.

February 3, 2026
Date Issued

Melissa Anjema
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order or how to make payments into the LTB, please 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 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.