



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

File Number: LTB-L-064794-25-VO

In the matter of: 2494 CLIFF RD
MISSISSAUGA ON L5A2P4

Between: 1000966947 Ontario Ltd. Landlord

And

Soraya Gormaz Tenant
Felipe Pizarro

Soraya Gormaz and Felipe Pizarro (the 'Tenant') filed a motion to set aside order LTB-L-064794-25 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 28, 2026.

Only the Tenant attended the hearing.

As of 1:31 PM, the Landlord 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 Tenant'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 \$17,900.00 to the Landlord and 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 Tenant was required to pay \$17,573.10 to void the eviction order. As a result, the Board shall refund the excess paid to the Tenant.

It is ordered that:

1. Order LTB-L-064794-25 is void and cannot be enforced by the Landlord.

2. The amount of \$7,073.10 paid into the LTB by the Tenant shall be paid out to the Landlord.
3. The amount of \$326.90 LTB by the Tenant shall be paid out to the Tenant

February 3, 2026
Date Issued

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