



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

File Number: LTB-L-057089-25-VO

In the matter of: 106, 75 ORENDA CRT
BRAMPTON ON L6W3N2

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

FARID QADIRI Tenant

FARID QADIRI (the 'Tenant') filed a motion to set aside order LTB-L-057089-25 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.

The Landlord's legal representative, E. Steiman, the Tenant, and the Tenant's legal representative, A. Tamang, attended the hearing.

The parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

Agreed Facts:

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 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
3. The Tenant has paid the total amount of arrears owing to the Landlord. 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, the sheriff fee 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.

On consent it is ordered that:

1. Order LTB-L-057089-25 is void and cannot be enforced by the Landlord.

February 6, 2026

Date Issued

Mayra Sawicki

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.