



**Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006 and under Section 74(14)
Residential Tenancies Act, 2006**

Citation: Kumar v Nagy, 2026 ONLTB 11243

Date: 2026-02-05

File Number: LTB-L-056908-25-VO and LTB-L-056908-25-RV

In the matter of: UNIT 2, 465 SECOND ST
LONDON ON N5V2B1

Between: Narinder Kumar Landlord

And

Samantha Nagy Tenants
Richard Sutherland

Narinder Kumar (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Nagy and Richard Sutherland (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-056908-25 issued on October 3, 2025.

On January 5, 2026, the Tenants requested a review of the order.

The Tenants also filed a motion to set aside order LTB-L-056908-25 because, before the eviction order was enforced, the Tenants paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

The request to review and the motion were heard by videoconference on January 30, 2026.

The Landlord's representative, Taff Butters, and the Tenants attended the hearing.

Determinations:

1. On consent of the parties, the request to review is denied.
2. The parties agree that the Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. The parties agree that before the Tenants filed this motion, the Tenants paid an amount that 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, the filing fee for this application, and the nonrefundable amount paid to enforce the eviction order. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. The request to review order LTB-L-056908-25 issued on October 3, 2025 is denied.
2. Order LTB-L-056908-25 is void and cannot be enforced by the Landlord.

February 5, 2026
Date Issued

Richard Ferriss
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.