



Amended Order
Order under Section 74(14)
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-076085-25-VO-AM

In the matter of: 15 ALFRED ST
NAPANEE ON K7R3H9

Between: 12394863 Canada Corp Landlord

And

Terri Ann Bloutz Tenant

Terri Ann Bloutz (the 'Tenant') filed a motion to set aside order LTB-L-076085-25 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 agent, A. Agha, the Landlord's legal representative, C. Dawdy, the Tenant, and TDC, S. Powell, attended the hearing.

This amended order is issued to correct clerical errors in the order issued on February 4, 2026.

Determinations:

1. At the outset of the hearing, the Tenant submitted that she intends to raise issues with respect to the November 17, 2025 hearing. The Tenant submits that the Board Member seriously erred by denying her adjournment request and argues that the arrears were calculated incorrectly. I explained to the Tenant that this was not the appropriate time to raise such concerns, as this matter relates to the Tenant's motion to void under subsection 74(11) of the *Residential Tenancies Act, 2006*, the ("Act"). Accordingly, the Tenant's alleged serious errors are not considered in my determination.
2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. Before the Tenant filed this motion, the Tenant paid a total of \$7,710.00 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, and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

4. The Landlord paid \$316.20 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
5. The Tenant has reimbursed the Landlord for the enforcement costs the Landlord incurred.
6. The Tenant argues that she has paid the Landlord an excess amount of \$850.00 on November 17, 2025 and \$2,100.00 on November 28, 2025. The Tenant requests that the Board issue an order requiring the Landlord to return the alleged overpayments. The remedies requested by the Tenant are not properly before me in this proceeding, as such, they were not considered in my determination.

It is ordered that:

1. Order LTB-L-076085-25 is void and cannot be enforced by the Landlord.
2. The amount of \$4,430.00 paid into the LTB by the Tenant shall be paid out to the Landlord and mailed out to:

AHJ Property Management
~~9C Pine Street~~ **9 Seapine Street**
Brampton, ON L6Y 0S5

3. The Landlord shall pay to the Tenant \$62.80 upon the receipt of the funds from the LTB.

February 4, 2026

Date Issued

Mayra Sawicki

Member, Landlord and Tenant Board

February 5, 2026

Date Amended

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 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.

