



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

Citation: Skyline Living Real Estate Holdings Inc. c/o Skyline Living v Veneziani, 2026 ONLTB 14161

Date: 2026-02-17

File Number: LTB-L-060322-25-VO

In the matter of: 201, 85 WILLOW RD
GUELPH ON N1H1W6

Between: Skyline Living Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Silvana Veneziani Tenant

Silvana Veneziani (the 'Tenant') filed a motion to set aside order LTB-L-060322-25 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 8, 2026 and February 10, 2026.

The Landlord's legal representative, Patricia Anjo, and the Tenant 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 \$9,257.11 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 December 31, 2025, 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 \$321.00 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenant has reimbursed the Landlord for the enforcement costs the Landlord incurred.

It is ordered that:

1. Order LTB-L-060322-25 is void and cannot be enforced by the Landlord.

February 17, 2026

Date Issued

Laura Hartsliel

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.