



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

File Number: LTB-L-062750-25-VO

In the matter of: 914, 3434 EGLINTON AVE E
SCARBOROUGH ON M1J2J1

Between: Metcap Living Properties Inc. Landlord

And

Lucia Braga Tenants
Stacey Braga

Lucia Braga and Stacey Braga (the 'Tenants') filed a motion to set aside order LTB-L-062750-25 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.

This motion was heard by videoconference on February 10, 2026.

The Landlord's legal representative, Halima Channiwala, and the Tenant's legal representative, Kevin Laforest, attended the hearing.

Determinations:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenants filed this motion, the Tenants paid a total of \$5,797.80 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, 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 \$330.00 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenants have reimbursed the Landlord for the enforcement costs the Landlord incurred. The amount the Tenants paid as stated in paragraph 2 exceeded all the rent that was 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 by \$362.82.

It is ordered that:

1. Order LTB-L-062750-25 is void and cannot be enforced by the Landlord.

February 13, 2026
Date Issued

Melissa Anjema
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.