



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

File Number: LTB-L-075210-25-VO

In the matter of: 22, 49 SURREY ST E
GUELPH ON N1H3P6

Between: Bedford Properties & Estates Ltd.

Landlord

And

GEOFFERY TRENCHARD
PETE TRENCHARD

Tenant

GEOFFERY TRENCHARD and PETE TRENCHARD (the 'Tenant') filed a motion to set aside order LTB-L-075210-25 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 February 12, 2026. The Landlord's representative Sharron Harris attended the hearing. The Tenants arrived at 9:30am, and the matter was heard. The Tenants were informed that the Landlord consented to the Tenants' motion to void as all amounts owing were paid. The Tenants also paid the Landlord the cost the Landlord incurred to enforce the order.

It is ordered that:

1. Order LTB-L-075210-25 is void and cannot be enforced by the Landlord.

February 13, 2026

Date Issued

Greg Joy
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.