



Order under Subsection 74(6) Residential Tenancies Act, 2006

File Number: LTB-L-091117-25-VO

In the matter of: 38, 2043 PROSPECT ST
BURLINGTON ON L7R1Z2

Between: Robinson Apartments Inc Landlord

And

Adam Marsden Tenant

On February 5, 2026 the LTB issued order LTB-L-091117-25 terminating the tenancy and evicting Adam Marsden (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On February 17, 2026 the Tenant filed a motion to void order LTB-L-091117-25 because before the eviction order became enforceable, the Tenant paid Robinson Apartments Inc (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-091117-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$12,768.06, the amount required to void order LTB-L-091117-25 if the payment was to be made on or before February 16, 2026.
3. Pursuant to Rule 1.14 of the LTB Rules of Procedure, if a deadline falls on a holiday, or a weekend, that the deadline becomes the next day that is not a holiday or weekend.
4. In this circumstance, the termination date fell on a holiday (Family Day), therefore, the termination date on the motion to void would be February 17, 2026. Since the Tenant made their motion to void and acted in accordance with section 74(7) of the Act, the motion to void would be considered pursuant to section 74(4) of the Act.
5. Therefore, the Tenant's motion to void is granted.

It is ordered that:

1. The motion to void order LTB-L-091117-25 is granted.

2. Order LTB-L-091117-25 is void and cannot be enforced by the Landlord.

February 19, 2026
Date Issued

Elena Jacob
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.

The Landlord has until March 1, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by March 1, 2026 the LTB will schedule a hearing.