



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

File Number: LTB-L-061267-25-VO

In the matter of: 303, 3528 DOWNPATRICK RD
OTTAWA ON K1V8T4

Between: Metcap Living Management Inc. Landlord

And

Julie Ancheta Tenant

Julie Ancheta (the 'Tenant') filed a motion to set aside order LTB-L-061267-25 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 18, 2026. The Landlord's legal representative Krizia Hernandez and the Tenant's agent Glenda Ronquillo 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 to the Landlord 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. The Tenant therefore voided order LTB-L-061267-25 pursuant to subsection 74(11) of the Act.

It is ordered that:

1. Order LTB-L-061267-25 is void and cannot be enforced by the Landlord.

February 26, 2026
Date Issued

Fabio Quattrociocchi
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.