



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

File Number: LTB-L-092519-25-VO

In the matter of: Upper, 116 BRAEMAR AVE
TORONTO ON M5P2L4

Between: Karen Michelsen Landlord

And

Chris Kotz Tenant

On February 6, 2026, the LTB issued order LTB-L-092519-25 terminating the tenancy and evicting Chris Kotz (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On February 23, 2026, the Tenant filed a motion to void order LTB-L-092519-25 because before the eviction order became enforceable, the Tenant paid Karen Michelsen (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-092519-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$2,497.81, the amount required to void order LTB-L-092519-25 if the payment was to be made on or before February 28, 2026.

It is ordered that:

1. The motion to void order LTB-L-092519-25 is granted.
2. Order LTB-L-092519-25 is void and cannot be enforced by the Landlord.

February 24, 2026
Date Issued

Robert Brown
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 6, 2026, to file a motion with the LTB to set aside this order. If the Landlord files the motion by March 6, 2026, the LTB will schedule a hearing.