



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

File Number: LTB-L-061030-25-VO

In the matter of: 503, 2360 WESTON ROAD
NORTH YORK ON M9N1Y9

Between: GREENWIN CORP

Landlord

And

OSCAR MAGALLANES-AGUIRRE
SERGIO ELIZARDE GOMEZ

Tenants

OSCAR MAGALLANES-AGUIRRE and SERGIO ELIZARDE GOMEZ (the 'Tenants') filed a motion to set aside order LTB-L-061030-25 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 24, 2026. The Landlord's representative Matt Anderson, attended the hearing.

The Landlord agrees that the Tenants paid the amount required to void order LTB-L-061030-25 as well as the \$324.00 the Landlord paid to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.

It is ordered that:

1. Order LTB-L-061030-25 is void and cannot be enforced by the Landlord.

February 27, 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.