



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

Citation: H&R Property Management v Szenci, 2026 ONLTB 18114

Date: 2026-03-04

File Number: LTB-L-076395-25-VO

In the matter of: 712, 2 TRIBURNHAM PL
ETOBICOKE ON M9C3P4

Between: H&R Property Management

Landlord

And

Catherine Szenci
Margaret Vadasz

Tenant

Catherine Szenci and Margaret Vadasz (the 'Tenant') filed a motion to set aside order LTB-L-076395-25 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 25, 2026.

The Landlord's Legal Representative Eric Steiman and the Tenant 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 a total of \$9,997.93 to the LTB. The amount paid represents 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 February 28, 2026, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. Order LTB-L-076395-25 is void and cannot be enforced by the Landlord.
2. The amount of \$9,997.93 paid into the LTB by the Tenant shall be paid out to the Landlord.

March 4, 2026
Date Issued

Elle Venhola
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.
- When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party(ies) named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.