



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

Citation: SKPM RENTS 10 v MORIN, 2026 ONLTB 19018

Date: 2026-02-27

File Number: LTB-L-094229-25-VO

In the matter of: 183, 100 RIDEAU ST
OSHAWA ON L1J6P5

Between: SKPM RENTS 10 Landlord

And

JACOB MORIN Tenant
DECODA RODRIGUES

On February 6, 2026 the LTB issued order LTB-L-094229-25 terminating the tenancy and evicting JACOB MORIN and DECODA RODRIGUES (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On February 27, 2026 the Tenant filed a motion to void order LTB-L-094229-25 because before the eviction order became enforceable, the Tenant paid 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 stating that the full amount required to void order LTB-L-094229-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$4,396.95, the amount required to void order LTB-L-094229-25 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-094229-25 is granted.
2. Order LTB-L-094229-25 is void and cannot be enforced by the Landlord.

February 27, 2026
Date Issued

Benjamin Seigel
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 9, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by March 9, 2026 the LTB will schedule a hearing.