



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

Citation: Kipling Residential Management 9 v Stewart, 2026 ONLTB 19656

Date: 2026-03-05

File Number: LTB-L-073228-25-VO

In the matter of: 707, 2215 Sheridan Park Dr
Mississauga ON L5K0B2

Between:	Kipling Residential Management 9	Landlord
	and	
	Michelle Stewart	Tenant

Michelle Stewart (the 'Tenant') filed a motion to set aside order LTB-L-073228-25 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 March 2, 2026.

The Landlord's Legal Representative, Sean Beard, 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. The Tenant has paid to the Landlord the amount required under subsection 74(11) of the Act to void the eviction order.
3. The Landlord has paid the Sheriff's costs under the *Administration of Justice Act* for the purpose of enforcing the Landlord's eviction order and this amount is non-refundable. The Tenant has already paid the Landlord this amount.

It is ordered that:

1. Order LTB-L-073228-25 is void and cannot be enforced by the Landlord.

March 5, 2026
Date Issued

Candace Aboussafy
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.