



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

File Number: LTB-L-018341-25-VO-AM

In the matter of: 2174 Oneida Cres.
Mississauga ON L5C1V6

Between: Louis Borges Landlords
Carma Borges

And

Ron Patel Tenants
Michelle Patel

This order corrects a clerical error in the amount the Board was ordered to pay to the Landlord and has been highlighted below.

Ron Patel and Michelle Patel (the 'Tenants') filed a motion to set aside order LTB-L-018341-25 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 September 9, 2025 and February 19, 2026. The Landlord Louis Borges and the Tenants, 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 Tenants paid into the Board \$56,866.00. 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 , 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.
3. The Landlord paid \$340.20 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenants have reimbursed the Landlord for the enforcement costs the Landlord incurred.

It is ordered that:

1. Order LTB-L-018341-25 is void and cannot be enforced by the Landlord if the condition set out in paragraph 2 of this order is met.
2. The Tenant shall pay \$340.20 to the LTB on or before March 4, 2026. This amount represents the non-refundable enforcement costs the Landlords incurred.
3. If the Tenant pays the amount set out in paragraph 2 on or before March 4, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.
4. If the Tenant does not pay the amount set out in paragraph 2 on or before March 4, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is not void and the eviction order becomes enforceable.
5. The amount of **\$56,886.00** paid into the LTB by the Tenant shall be paid out to the Landlords.

Amended: March 9,
2026

February 25, 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.
- 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.

