



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

File Number: LTB-L-070786-25-VO

In the matter of: 505, 45 GREENBRAE CIRCT
TORONTO ON M1H1P9

Between: METCAP LIVING MANAGEMENT INC. Landlord

And

Omer Ahadi Tenants
Fatima Ahadi

Omer Ahadi and Fatima Ahadi (the 'Tenants') filed a motion to set aside order LTB-L-070786-25 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 March 9, 2026.

The Landlord's Legal Representative, C. Daniel, and one of the Tenants, Omer Ahadi, attended the hearing.

Determinations:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. In their motion, the Tenants declared that \$5,597.58 was paid to the Landlord on February 6, 2026. On February 9, 2026, this motion was sent to hearing via Member Direction to confirm whether the payment was received and whether the Landlord incurred any enforcement costs.
3. The Landlord's Legal Representative submitted that this cheque payment was received by the Tenants however, the cheque was returned N.S.F. from their financial institution and provided confirmation into evidence (DOC-7484644).
4. Given that the Tenants' payment did not clear, the amount was never received by the Landlord. Therefore, the Tenants did not pay at least the amount required under subsection 74(11) to void the eviction order.
5. Consequently, this motion must be dismissed.

It is ordered that:

1. The Tenants' motion to void order LTB-L-070786-25 is dismissed.
2. Order LTB-L-070786-25 remains in full force and effect.

March 11, 2026

Date Issued

Lisa Del Vecchio

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.