



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

File Number: LTB-L-070307-25-VO

In the matter of: 1916 CEDARHOLLOW BLVD
LONDON ON N5X0K3

Between: XIAOFENG WANG Landlord

And

DEREK FRY Tenant

DEREK FRY (the 'Tenant') filed a motion to set aside order LTB-L-070307-25 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 10, 2026.

The Landlord and the Tenant attended the hearing. Lee Hoskins, an occupant of the rental unit also 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 parties agreed that before the Tenant filed this motion, the Tenant paid the Landlord all the rent that was in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to February 9, 2026, all NSF and related administration fees the Landlord incurred, the filing fee for this application and the non-refundable amount the Landlord paid under the *Administration of Justice Act* for the purpose of enforcing the order under subsection (3). This payment is at least the amount required under subsection 74(11) to void the eviction order. The Tenant also paid the rent for March 2026.

It is ordered that:

1. Order LTB-L-070307-25 is void and cannot be enforced by the Landlord.

March 12, 2026
Date Issued

Jana Rozehnal
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.