



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

File Number: LTB-C-078789-25-VO

In the matter of: 13, 7645 PREAKNESS ST
NIAGARA FALLS ON L2H3A8

Between: Skyline Co-operative Homes Inc. Co-op

And

Tamara Perhot Co-op Member

Tamara Perhot (the 'Co-op Member') filed a motion to set aside order LTB-C-078789-25 because, before the eviction order was enforced, the Co-op Member 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 Co-op's agent, T. Harry, the Co-op's legal representative, J. Callender, and the Co-op Member, attended the hearing.

Determinations:

1. The Co-op Member has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this occupancy.
2. Before the Co-op Member filed this motion, the Co-op Member paid a total of \$7,085.00 to the Co-op. The amount paid represents all the housing charges that is in arrears under the occupancy agreement, all additional housing charges that would have been due under the occupancy agreement up to February 28, 2026, all NSF and related administration fees the Co-op 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 Co-op paid \$331.00 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Co-op Member has not reimbursed the Co-op for the enforcement costs the Co-op incurred.

It is ordered that:

1. Order LTB-C-078789-25 is void and cannot be enforced by the Co-op if the condition set out in paragraph 2 of this order is met.

2. The Co-op Member shall pay \$331.00 to the LTB on or before March 20, 2026. This amount represents the non-refundable enforcement costs the Co-op incurred.
3. If the Co-op Member pays the amount set out in paragraph 2 on or before March 20, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.
4. If the Co-op Member does not pay the amount set out in paragraph 2 on or before March 20, 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.

March 13, 2026
Date Issued

Mayra Sawicki
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 Co-op Member cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Co-op Member's occupancy agreement with the Co-op.