



**Order under Subsection 74(6)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-107134-25-VO

**In the matter of:** REAR BASEMENT UNIT, 480 SAMMON  
AVE  
EAST YORK ON M4J2B4

**Between:** RENATO ARABIA Landlord

**And**

RUSS STALLBERG Tenant

On March 10, 2026 the LTB issued order LTB-L-107134-25 terminating the tenancy and evicting RUSS STALLBERG (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On March 12, 2026 the Tenant filed a motion to void order LTB-L-107134-25 because before the eviction order became enforceable, the Tenant paid RENATO ARABIA (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

**Determinations:**

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-107134-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$1,226.40, the amount required to void order LTB-L-107134-25 if the payment was to be made on or before March 14, 2026.

**It is ordered that:**

1. The motion to void order LTB-L-107134-25 is granted.
2. Order LTB-L-107134-25 is void and cannot be enforced by the Landlord.

**March 12, 2026**  
**Date Issued**

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Robert Brown  
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.

The Landlord has until March 22, 2026, to file a motion with the LTB to set aside this order. If the Landlord files the motion by March 22, 2026, the LTB will schedule a hearing.