



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

File Number: LTB-L-062031-25-VO

In the matter of: 304, 145 WELLINGTON ST W
AURORA ON L4G3L9

Between: SIGNET GROUP INC. Landlord

And

CHERENE FARNCIS Tenant
ROLANDO FRANCIS

CHERENE FARNCIS and ROLANDO FRANCIS (the 'Tenant') filed a motion to set aside order LTB-L-062031-25 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 January 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Sean Beard. The Tenant was assisted by Tenant Duty Counsel Greg Ovoyan.

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. As of the hearing date, the Tenant owes the balance of the sheriff filing fee in the amount of \$289.50 which the Tenant committed to paying by January 31, 2026.
3. The Board's records show this payment was made into the Board on February 13, 2026 for which the Board confirmed receipt on February 19, 2026.
4. While the payment is late, it appears it has been made and therefore shall be released to the Landlord. The motion shall be granted.
5. The Tenant has exhausted their one opportunity to file such a motion during their tenancy.

It is ordered that:

1. Order LTB-L-062031-25 is void and cannot be enforced by the Landlord.

2. The Board shall immediately pay out to the Landlord \$289.50 together with any interest accrued.

March 18, 2026

Date Issued

Sonia Anwar-Ali

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.