



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

File Number: LTB-L-073616-25-VO

In the matter of: E, 213 CRAIG HENRY DR
Ottawa ON K2G4B6

Between: Minto Apartment Limited Partnership Landlord

And

Anoud Aba-Zaeid Tenants
Mansour Almahameed

Anoud Aba-Zaeid and Mansour Almahameed (the 'Tenants') filed a motion to set aside order LTB-L-073616-25 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 18, 2026.

Only the Landlord's Legal Representative Anne Skelly attended the hearing.

As of 1: 15 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord's Legal Representative advised the Board that the Landlord is consenting to the Tenants' motion to void the L1 eviction order issued on November 19, 2025. Ms. Skelly stated she had communicated the Landlord's consent to the Tenants and believed this may be why the Tenants had not appeared for the hearing. Ms. Skelly asked me to accept her submissions in the absence of the Tenants and I found the Landlord's request reasonable.
2. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. The Tenants paid to the Landlord the amount required under subsection 74(11) of the Act to void the eviction order for the period ending February 28, 2026.

4. The Landlord paid nonrefundable enforcement costs in the amount of \$335.28 to the Court Enforcement Office (Sheriff) for the purposes of enforcing the eviction. The Tenants have reimbursed the Landlord for the enforcement costs.
5. The date of the Tenants' payment was February 17, 2026.

It is ordered that:

1. Order LTB-L-073616-25 is void and cannot be enforced by the Landlord.

March 25, 2026
Date Issued

John Cashmore
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.