



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

Citation: MetCap Living Management Inc. v KANESHAPILLAI, 2026 ONLTB 24441

Date: 2026-03-25

File Number: LTB-L-076665-25-VO

In the matter of: 811, 85 SILVER SPRINGS BLVD
SCARBOROUGH ON M1V1W3

Between: MetCap Living Management Inc. Landlord

And

JEEVINI KANESHAPILLAI Tenant

JEEVINI KANESHAPILLAI (the 'Tenant') filed a motion to set aside order LTB-L-076665-25 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 18, 2026.

The Landlord's legal representative, A. Shaw, and the Tenant 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. Before the Tenant filed this motion, the Tenant paid an amount that represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement to February 28, 2026, any related administration fees the Landlord incurred, as well as 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 Tenant has also paid the Landlord the rent due for the month of March 2026.

It is ordered that:

1. Order LTB-L-076665-25 is void and cannot be enforced by the Landlord.

March 25, 2026

Date Issued

Nancy Morris

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.