



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

File Number: LTB-L-072646-25-VO

In the matter of: 1, 685 UNIVERSITY AVE W
WINDSOR ON N9A5R6

Between: 2704815 Ontario Inc. c/o MARDA
Management Inc.

Landlord

And

Jairo Pinell

Tenant

Jairo Pinell (the 'Tenant') filed a motion to set aside order LTB-L-072646-25 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 19, 2026.

The Landlord's representative, Kira Passell, the Tenant and the Tenant's support (daughter), Itza Pinell, attended the hearing.

At the hearing, the parties consented to the Tenants' motion to set aside order LTB-L-072646-25, issued on November 19, 2026.

It is ordered on consent that:

1. Order LTB-L-072646-25 is void and cannot be enforced by the Landlord.

March 25, 2026
Date Issued

Karen Gonçalves
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.

Note: 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.