



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

File Number: LTB-L-060572-25-VO

In the matter of: 801, 105 ROWENA DR
TORONTO ON M3A1R2

Between: 1175326 ONTARIO LTD. Landlord

And

CHRIS CONTRERAS Tenant
LISBETH SUREZ

On October 15, 2025 the LTB issued order LTB-L-060572-25 terminating the tenancy and evicting CHRIS CONTRERAS and LISBETH SUREZ (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On March 27, 2026 the Tenant filed a motion to void order LTB-L-060572-25 because before the eviction order became enforceable, the Tenant paid 1175326 ONTARIO LTD. (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-060572-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$1,555.51, the amount required to void order LTB-L-060572-25 if the payment was to be made on or before October 31, 2026.

It is ordered that:

1. The motion to void order LTB-L-060572-25 is granted.
2. Order LTB-L-060572-25 is void and cannot be enforced by the Landlord.

March 27, 2026
Date Issued

Robert Brown
Vice Chair, 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 April 6, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by April 6, 2026 the LTB will schedule a hearing.