



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

Citation: Metcap Living Management Inc. v Purrier, 2026 ONLTB 27536

Date: 2026-04-07

File Number: LTB-L-070121-25-VO

In the matter of: 4, 235 THE WEST MALL
ETOBICOKE ON M9C1C4

Between: Metcap Living Management Inc. Landlord

And

Mohammed Purrier Tenants
Wanda Purrier

Mohammed Purrier and Wanda Purrier (the 'Tenants') filed a motion to set aside order LTB-L-070121-25 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 February 25, 2026 and March 31, 2026.

Only the Tenant Wanda Purrier attended the hearing.

As of 9:50 a.m., the Landlord was 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 Tenant's evidence.

The Landlord's Legal Representative P. Thomas then joined the videoconference at 11:02 a.m., explaining that she had experienced technological difficulties with signing in and, once admitted into the hearing, she was unable to unmute her microphone. Ms. Thomas confirmed that the Tenants have paid all of the amounts owing as of the hearing date.

Determinations:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before this hearing, the Tenants paid all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to March 31, 2026, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.
3. Both parties filed supporting documentation listing the payments made.

It is ordered that:

1. Order LTB-L-070121-25 is void and cannot be enforced by the Landlord.

April 7, 2026

Date Issued

Elle Venhola

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.