



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

File Number: LTB-L-085586-25-VO

In the matter of: 504, 435 GREY ST
LONDON ON N6B1H2

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

ZACHARY MILLER Tenant
CELESTIAL JEWEL SMITH

ZACHARY MILLER and CELESTIAL JEWEL SMITH (the 'Tenant') filed a motion to set aside order LTB-L-085586-25 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 30, 2026. The Landlord's representative Sabrina Marchionne, and the Tenant Zachary Miller, attended the hearing.

The Landlord agrees the Tenants paid the amount required to void order LTB-L-085586-25. The Tenants have not paid the cost the Landlord paid to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.

It is ordered that:

1. Order LTB-L-085586-25 is void and cannot be enforced by the Landlord.
2. The Tenants shall pay \$335.00 to the LTB on or before April 3, 2026. This amount represents the non-refundable enforcement costs the Landlord incurred.
3. If the Tenant pays the amount set out in paragraph 2 on or before April 3, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.
4. If the Tenant does not pay the amount set out in paragraph 2 on or before April 3, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is not void and the eviction order becomes enforceable.

April 1, 2026

Date Issued

Greg Joy

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.