



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

**File Number:** LTB-L-009995-26-VO

**In the matter of:** 3, 704 Weston Road  
Toronto ON M6N3R2

**Between:** Cosmin Alexei Landlord

**And**

CLAUDIA CHALMERS Tenant

On March 25, 2026, the LTB issued order LTB-L-009995-26 terminating the tenancy and evicting CLAUDIA CHALMERS (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On April 7, 2026, the Tenant filed a motion to void order LTB-L-009995-26 because before the eviction order became enforceable, the Tenant paid Cosmin Alexei (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

**Determinations:**

1. Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-009995-26 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$5,211.00, the amount required to void order LTB-L-009995-26 if the payment was to be made on or before April 11, 2026.

**It is ordered that:**

1. The motion to void order LTB-L-009995-26 is granted.
2. Order LTB-L-009995-26 is void and cannot be enforced by the Landlord.

**April 8, 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 18, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by April 18, 2026 the LTB will schedule a hearing.