



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

File Number: LTB-L-103111-25-VO

In the matter of: 801, 20 CARABOB COURT
SCARBOROUGH ON M1T3N1

Between: LAS BRISAS APARTMENTS Landlord

And

JEREMY MERRICK Tenants
LAUREN MERRICK

On April 7, 2026 the LTB issued order LTB-L-103111-25 terminating the tenancy and evicting JEREMY MERRICK and LAUREN MERRICK (the 'Tenants') because the Tenants failed to pay rent that the Tenants owe.

On April 9, 2026 the Tenants filed a motion to void order LTB-L-103111-25 because before the eviction order became enforceable, the Tenants paid the Landlord the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenants filed a declaration or affidavit stating that the full amount required to void order LTB-L-103111-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenants' total payment to the Landlord is at least \$7,083.25, the amount required to void order LTB-L-103111-25 if the payment was to be made on or before April 18, 2026.

It is ordered that:

1. The motion to void order LTB-L-103111-25 is granted.
2. Order LTB-L-103111-25 is void and cannot be enforced by the Landlord.

April 9, 2026
Date Issued

Curtis Begg
Member, Landlord and Tenants 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 19, 2026, to file a motion with the LTB to set aside this order. If the Landlord files the motion by April 19, 2026, the LTB will schedule a hearing.