



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

File Number: LTB-L-076197-25-VO

In the matter of: 704, 1260 MARLBOROUGH CRT
OAKVILLE ON L6H3H5

Between: 1260 MARLBOROUGH COURT HOLDINGS Landlord
LTD.

And

RENISHA COX Tenant

RENISHA COX (the 'Tenant') filed a motion to set aside order LTB-L-076197-25 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 agent Samantha Gibson, the Landlord's representative Eric Steiman, and the Tenant attended the hearing.

Determinations:

1. There is no dispute between the parties that the Tenant paid all arrears up to March 31, 2026, and the Landlord's filing fee. However, there was a dispute about whether the Tenant did that before the Court Enforcement Office ('Sheriff') enforced the eviction order. Interim order LTB-L-076197-25-IN2 issued on March 31, 2026 ('the interim order') addressed that issue. I found that the Tenant made the payments and filed the motion prior to the enforcement of the eviction order. The interim order restored the Tenant to possession of the rental unit.
2. No evidence was provided at the hearing regarding whether the Tenant has previously filed a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy. As such the interim order provided both parties the opportunity to give post hearing submissions on the issue. Neither party took the opportunity to do so. I have reviewed the Board's records and did not find any previous 74(11) motion filed by the Tenant for this tenancy. As such, I find that the Tenant has not previously done so.
3. The Landlord paid \$334.20 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable. The Tenant has not reimbursed the Landlord for the enforcement costs the Landlord incurred. The Tenant requests two weeks to do so, I find that request to be reasonable. Subsection 74(15) of the *Residential*

Tenancies Act, 2006 ('the Act') requires that those costs be paid into the Board and then out to the Landlord.

It is ordered that:

1. Order LTB-L-076197-25 is void and cannot be enforced by the Landlord if the condition set out in paragraph 2 of this order is met.
2. The Tenant shall pay \$334.20 to the LTB on or before April 30, 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 30, 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 30, 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 16, 2026
Date Issued

Amanda Kovats
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.