



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

File Number: LTB-L-041641-25-VO

In the matter of: 1003, 319 JARVIS ST
TORONTO ON M5B0C8

Between: Yihong He Landlord

And

Olatomiwa Fuad Bello Tenant

Olatomiwa Fuad Bello (the 'Tenant') filed a motion to set aside order LTB-L-041641-25 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.

On March 10, 2026 the Tenant filed their motion which is after the date the order became enforceable on October 1, 2025.

By endorsement dated March 10, 2026, the Tenant's motion to void was scheduled for a hearing to determine whether the Landlord had paid any non-refundable Court Enforcement (Sheriff) costs before issuing the order.

This motion was heard by videoconference on April 9, 2026.

As of 3:00pm, neither the Landlord nor the Tenant were 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. On this basis, the motion is considered based on the affidavit evidence filed by the Tenant.

Determinations:

1. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenant filed this motion, the Tenant paid a total of \$23,705.00 to the Landlord. The amount paid represents 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 April 4, 2026, all NSF and related administration fees the Landlord incurred and the filing fee for this application.
3. This payment is at least the amount required under subsection 74(11) to void the eviction order.

4. The amount purportedly paid by the Tenant is more than what was required to void the order as of the time the motion was filed which was \$21,704.30 for the period ending April 4, 2026.
5. Since the Landlord did not attend the hearing to make submissions regarding any non-refundable Court Enforcement (Sheriff) costs, which this hearing was intended to address, I find that there were no sheriff costs to consider.

It is ordered that:

1. Order LTB-L-041641-25 is void and cannot be enforced by the Landlord.

April 20, 2026
Date Issued

Terri van Huisstede
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.