



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

File Number: LTB-L-004250-26-VO

In the matter of: 63, 138 YORKLAND ST
RICHMOND HILL ON L4S1J1

Between: CRESCENT VILLAGE HOUSING CORPORATION Landlord

And

AREZOO HEYDARISHAHMIRZADI Tenant
DANIAL HOSSEINABADI

On March 27, 2026 the LTB issued order LTB-L-004250-26 terminating the tenancy and evicting AREZOO HEYDARISHAHMIRZADI and DANIAL HOSSEINABADI (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On April 24, 2026 the Tenant filed a motion to void order LTB-L-004250-26 because before the eviction order became enforceable, the Tenant paid CRESCENT VILLAGE HOUSING CORPORATION (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-004250-26 was paid to the Landlord before the eviction order became enforceable.
2. Although the Tenant's total payment to the Landlord was less than the ordered amount of \$3,064.00, the Tenant provided a ledger from the Landlord that shows the Tenant's account is in a credit position and was in a credit position prior to March 31, 2026 as required to void order LTB-L-004250-26.

It is ordered that:

1. The motion to void order LTB-L-004250-26 is granted.
2. Order LTB-L-004250-26 is void and cannot be enforced by the Landlord.

April 24, 2026
Date Issued

Elena Jacob
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.

The Landlord has until May 4, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by May 4, 2026 the LTB will schedule a hearing.