



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

File Number: LTB-L-089128-25-VO

In the matter of: 1211, 1501 WOODBINE AVE
EAST YORK ON M4C4H1

Between: MetCap Living Management Inc. Landlord

And

ANDREA JAMILA SIMPSON Tenant

ANDREA JAMILA SIMPSON (the 'Tenant') filed a motion to set aside order LTB-L-089128-25 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 April 27, 2026.

Only the Landlord's Legal Representative, Krizia Hernandez, attended the hearing.

As of 1:22 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Tenant's request to reschedule the hearing was denied by the Board on April 16, 2026. The Tenant did not attend the hearing or send someone to the hearing to request an adjournment. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant did not attend the hearing to support their motion. However, the Landlord acknowledged receipt of payments required by subsection 74(11) of the Act to void the order as of March 19, 2026, the date the Tenant filed the motion.
2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. The Landlord has paid \$324.00 under the *Administration of Justice Act* for the purpose of having the Sheriff enforce the Landlord's eviction order dated December 4, 2025 and this amount is non-refundable. I find that the Landlord is entitled to recover the Sheriff's fee incurred and I refer to the statutory requirement under subsection 74(15) of the Act.
4. The Tenant has not reimbursed the Landlord for the enforcement costs the Landlord incurred. As such, the Tenant is ordered to pay the Sheriff's fee amount of \$324.00 into the Board on or before May 11, 2026, and if that is paid in full and on time to the Board, then

an employee of the Board shall issue a notice under subsection 74(16) of the Act to acknowledge the eviction order is therefore void. The Board will then pay out the funds to the Landlord directly. If the Tenant does not pay the \$324.00 into the Board in full and on time, the motion to void shall not succeed.

It is ordered that:

1. Order LTB-L-089128-25 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 \$324.00 to the LTB on or before May 11, 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 May 11, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order LTB-L-089128-25 void.
4. If the Tenant does not pay the amount set out in paragraph 2 on or before May 11, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order LTB-L-089128-25 is not void and the eviction order becomes enforceable.
5. The amount of \$324.00 paid into the LTB by the Tenant shall be paid out to the Landlord.

April 30, 2026
Date Issued

Vicky Liu
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.