



Amended Order
Order under Section 74(14)
Residential Tenancies Act, 2006
And Section 21.1 of the **Statutory Powers Procedure Act**

Citation: Brosko Property Management Limited v Tripp, 2026 ONLTB 36561

Date: 2026-05-08

File Number: LTB-L-100520-25-VO-AM

In the matter of: 409, 32 THE HEIGHTS DR
Toronto ON M3C1Y4

Between: Brosko Property Management Limited Landlord

And

Tonya Tripp Tenant

Tonya Tripp (the 'Tenant') filed a motion to set aside order LTB-L-100520-25 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 May 5, 2026.

The Landlord's Legal Representative Jerry Rogers, the Tenant and the Tenant's Support Beyonce Hogan attended the hearing.

This amended order is issued to correct clerical errors in the order issued on May 8, 2026

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 **\$9,194.15** to the LTB. 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 March 31, 2026, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. Order LTB-L-100520-25 is void and cannot be enforced by the Landlord.

2. The amount of **\$9,194.15** paid into the LTB by the Tenant shall be paid out to the Landlord.

May 8, 2026
Date Issued

Jagger Benham
Member, Landlord and Tenant Board

May 8, 2026
Date Amended

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.
- When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party(ies) named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.