



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-076482-25-MO-RV

In the matter of: 608, 1061 Seneca Ave
Mississauga ON L5G3X7

Between: 1061 Seneca Avenue Apts. Landlord

And

Angelina Drapeau-Cattan Tenant

Review Order

1061 Seneca Avenue Apts. (the 'Landlord') applied for an order to terminate the tenancy and evict Angelina Drapeau-Cattan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-076482-25 issued on December 1, 2025. A hearing was held on November 24, 2025, which the Tenant did not attend.

On January 28, 2026, the Tenant filed a motion to set aside order LTB-L-076482-25 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. The order became stayed as a result of section 74(13) of the Act.

The LTB issued a Member Direction on January 29, 2026, directing the motion to a hearing, to determine whether or not the Tenant voided the order under subsection 71(11) by making the payments they claimed to have made.

The motion was resolved by order LTB-L-076482-25-MO, issued on March 2, 2026. A hearing was held for the motion on February 23, 2026, which the Tenant did not attend.

On March 10, 2026, the Tenant requested a review of the motion order and that the order be stayed until the request to review the order is resolved.

On March 11, 2026, interim order LTB-L-076482-25-MO-RV-IN was issued, staying the order issued on December 1, 2025.

The review request was heard by videoconference on April 28, 2026.

The Tenant and the Landlord's Legal Representative Amy McCue attended the hearing.

Determinations:

1. The Landlord's Legal Representative consented to the Tenant's review request. Therefore, the review request was granted on consent. The merits of the Tenant's motion were heard the same day.
2. Pursuant to subsection 74(12) of the Act, a tenant may only make a motion to void an eviction order after the order becomes enforceable once in their tenancy.
3. It was undisputed that the Tenant previously made a motion to void an eviction order after the enforcement date in file LTB-L-023991-24.
4. Since the Tenant has previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy, the motion must be dismissed.

It is ordered that:

1. The request to review order LTB-L-076482-25-MO issued on March 2, 2026, is granted. The order is cancelled and replaced with the following.
2. The interim order issued on March 11, 2026, is cancelled.
3. The Tenant's motion is dismissed.
4. The stay of order LTB-L-076482-25 issued on December 1, 2025, is lifted immediately.
5. Order LTB-L-076482-25 issued on December 1, 2025, is confirmed and remains unchanged.

May 20, 2026
Date Issued

Kate Sinipostolova
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.