



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

Citation: CAPREIT Limited Partnership v Powell, 2026 ONLTB 39212

Date: 2026-05-19

File Number: LTB-L-071513-25-VO

In the matter of: 602, 1055 BLOOR ST
MISSISSAUGA ON L4Y2N5

Between: CAPREIT Limited Partnership

Landlord

And

Kevin Powell
Shanice Powell

Tenants

Kevin Powell and Shanice Powell (the 'Tenants') filed a motion to set aside order LTB-L-071513-25 because, before the eviction order was enforced, the Tenants 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 11, 2026.

The Landlord's legal representative, Jason Paine, and the Tenant Shanice Powell attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenants filed this motion, the Tenants paid 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-071513-25 is void and cannot be enforced by the Landlord.

May 19, 2026
Date Issued

Dawn Carr
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 Tenants cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Tenants' tenancy agreement with the Landlord.