



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

File Number: LTB-L-086726-25-VO

In the matter of: 96 STRATFORD CRES
NORTH YORK ON M4N1C6

Between: BAOXIAN MA Landlord

And

NUNO MACHADO Tenant

NUNO MACHADO (the 'Tenant') filed a motion to set aside order LTB-L-086726-25 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 8, 2026, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Rong Wei Yu and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

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. The Tenant paid a total of \$35,931.60 to the Landlord. 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 April 30, 2026, 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 on consent that:

1. Order LTB-L-086726-25 is void and cannot be enforced by the Landlord.

May 15, 2026
Date Issued

Roxanne Theriault
Hearings Officer, 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.