



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

File Number: LTB-L-108516-25-VO

In the matter of: 2, 96 PARK AVE
BRANTFORD ON N3S5H6

Between: Nicola Fani Landlords
Cinzia Fani

And

Christine Post Tenant

Christine Post (the 'Tenant') filed a motion to set aside order LTB-L-108516-25 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 15, 2026.

The Landlord Cinzia, the Landlords' representative Sofia Enriquez, the Tenant and the Tenant's representative Michael Dow attended the hearing.

Determinations:

1. On September 15, 2025 the Board issued order LTB-L-023029-25-VO2. This was the Tenant's first motion to void in the tenancy.
2. The Tenant has previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy. Therefore, pursuant to subsection 74(12) of the Act this motion must be dismissed.

It is ordered that:

1. The part of order LTB-L-108516-25 relating to eviction enforcement continues in full force and effect. Specifically, starting April 3, 2026, the Landlords may file the order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
2. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 3, 2026.

May 20, 2026
Date Issued

Elena Jacob
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.