



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

File Number: LTB-L-001162-26-VO

In the matter of: Unit 87, 77 DIANA AVE
BRANTFORD ON N3T0R6

Between: Murphypent Investments Limited Landlord

And

Sean Waterhouse Tenant

Sean Waterhouse (the 'Tenant') filed a motion to set aside order LTB-L-001162-26 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 19, 2026. The Landlord's representative Francisco Gomez, and the Tenant, attended the hearing.

The Landlord confirmed the Tenant has paid all amount required to void order LTB-L-001162-26.

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. The Landlord paid \$319.50 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable. The Tenant has not paid this amount.

It is ordered that:

1. Order LTB-L-001162-26 is void and cannot be enforced by the Landlord if the condition set out in paragraph 2 of this order is met.
2. The Tenant shall pay \$319.50 to the LTB on or before June 1, 2026. This amount represents the non-refundable enforcement costs the Landlord incurred.
3. If the Tenant pays the amount set out in paragraph 2 on or before June 1, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is void.

4. If the Tenant does not pay the amount set out in paragraph 2 on or before June 1, 2026, then an employee of the LTB will issue a notice acknowledging that the eviction order is not void and the eviction order becomes enforceable.

May 25, 2026

Date Issued

Greg Joy

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 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.