



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

File Number: LTB-L-093740-25-VO

In the matter of: 1207, 170 CHALKFARM DR
TORONTO ON M3L2H9

Between: GREENBOARD HOLDINGS LTD. Landlord

And

MUHAMMED TUNKARA (SC) Tenants
AMARA SEEBI

MUHAMMED TUNKARA and AMARA SEEBI (the 'Tenants') filed a motion to set aside order LTB-L-093740-25 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 25, 2026. The Landlord's Legal Representative, Geoff Paine, the Tenant, Muhammed Tunkara and the Tenants' Legal Representative, Donna Keuhl, attended the hearing.

Determinations:

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 a total of \$13,995.35 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, 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.
3. The Landlord incurred sheriff's fees which were reimbursed by the Tenants prior to the hearing.

It is ordered that:

1. Order LTB-L-093740-25 is void and cannot be enforced by the Landlord.

May 29, 2026
Date Issued

Curtis Smith
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.