



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

**File Number:** LTB-L-099570-25-VO

**In the matter of:** 715, 3827 LAWRENCE AVE E  
SCARBOROUGH ON M1G1R4

**Between:** ROYAL PALACE APARTMENTS Landlord

**And**

ELIZABETH BOGDAN Tenant

ELIZABETH BOGDAN (the 'Tenant') filed a motion to set aside order LTB-L-099570-25 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 25, 2026. The Landlord's Agent, David Anton, and the Tenant's Agent, David Mefzaros, attended the hearing.

**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. Before the Tenant filed this motion, the Tenant paid a total of \$9,200.00 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 May 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.
3. The Landlord incurred a sheriff's fee for this matter, which was reimbursed by the Tenant prior to this hearing.

**It is ordered that:**

1. Order LTB-L-099570-25 is void and cannot be enforced by the Landlord.

**May 29, 2026**  
**Date Issued**

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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 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.