



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

File Number: LTB-L-061612-25-VO

In the matter of: 110 COPLEY ST
PICKERING ON L1V6V6

Between: Jeyaratnam satheeswaran Landlord
Thuvaraha Satheeswaran

And

Geoff daye Tenants
Shannon dow

Geoff daye and Shannon dow (the 'Tenants') filed a motion to set aside order LTB-L-061612-25 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 Jeyaratnam Satheeswaran and the Tenant Geoff Daye 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. The Landlord agreed that the Tenant paid an amount that 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 parties agreed that the Tenant had reimbursed the Landlord for the Court Enforcement Office fees.

It is ordered that:

1. Order LTB-L-061612-25 is void and cannot be enforced by the Landlord.

May 29, 2026
Date Issued

Robert Patchett
Vice Chair, 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.