



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

File Number: LTB-L-074750-25-VO

In the matter of: 33, 45 FIRGROVE CRES
Toronto ON M3N1K5

Between: Firgrove Towers Landlord

And

Olusesan Ezekiel Adejori Tenant
Funmilola Adetifa

Olusesan Ezekiel Adejori and Funmilola Adetifa (the 'Tenant') filed a motion to set aside order LTB-L-074750-25 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.

Olusesan Ezekiel Adejori and Funmilola Adetifa (the 'Tenants') filed a motion to set aside order LTB-L-074750-25 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 November 13, 2025. The Landlord's representative Samuel Korman, and the Tenant Olusesan Ezekiel Adejori, represented by Noland Merrick, attended the hearing.

Determinations:

1. The Tenants filed the motion to void on April 13, 2026. The Tenants' motion included a \$2,051.48 payment made to the Landlord on November 13, 2025.
2. The order shows a credit of \$5,051.48. The Landlord's evidence shows that the payment the Tenants claim in the motion to void was included as a credit in the order in the amounts paid after the application was filed.
3. The amount the Tenants were required to pay to void the order when the motion was filed on April 13, 2026, was \$12,899.29. The amount the Tenants paid to the Landlord when the motion was filed was \$9,960.00.
4. I find the Tenant did not pay at least the amount required under subsection 74(11) to void the eviction order. Therefore, this motion must be dismissed.

It is ordered that:

1. The Tenants' motion to void Order LTB-L-074750-25 is denied.
2. The stay is lifted immediately.

June 5, 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.