



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

**File Number:** LTB-L-001331-26-VO

**In the matter of:** #907, 9 GEORGE ST N  
BRAMPTON ON L6X0T6

**Between:** RONAK PATEL Landlord  
NITHIWADEE THAIYING

**And**

BASIT JAMEEL aka JAMEEL BASIT Tenant  
RIDA BASIT aka RIDA FATIMA

BASIT JAMEEL aka JAMEEL BASIT and RIDA BASIT aka RIDA FATIMA (the 'Tenant') filed a motion to set aside order LTB-L-001331-26 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 27, 2026.

The Landlord Nithiwadee Thaiying and the Tenant Basit Jameel attended the hearing.

**Determinations:**

1. Prior to the hearing the Tenant raised the issue that his name was reversed and his wife's surname was incorrect. The issue was not raised at the hearing however. Pursuant to section 202 of the Act I have amended the style of cause to reflect both the incorrectly written name according to the Tenant's submission and the correct names to ensure no unfairness to any party.
2. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
3. Rent is due on the 3<sup>rd</sup> of each month.
4. Before the Tenant filed this motion, the Tenant paid a total of \$10,186.00 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 2, 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.

**It is ordered that:**

1. Order LTB-L-001331-26 is void and cannot be enforced by the Landlord.

**June 1, 2026**

**Date Issued**

---

**Julie Broderick**

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.