



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

File Number: LTB-L-005503-26-VO

In the matter of: 302, 6171 BATHURST ST
NORTH YORK ON M2R1Z6

Between: 6161/6171 BATHURST STREET APTS Landlord

And

ASMAT KIRVALIDZE Tenant

ASMAT KIRVALIDZE (the 'Tenant') filed a motion to set aside order LTB-L-005503-26 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 25, 2026. The Landlord's Representatives, Elizabeth Chea and Courtney Haines, and the Tenant 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 \$4,652.04 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.

On consent it is ordered that:

1. Order LTB-L-005503-26 is void and cannot be enforced by the Landlord.

June 2, 2026
Date Issued

Curtis Smith
Member, Landlord and Tenant Board

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.