



**Order under Subsection 74(6)
and Direction Authorizing Payment-Out under Subsection 195(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-019440-26-VO

In the matter of: 1, 215 BARIBEAU ST
VANIER ON K1L7R5

Between: Adam Coleman c/o Rent in Ottawa Property Management Inc. Landlord

And

Tara Tanaka Tenant

On May 22, 2026 the LTB issued order LTB-L-019440-26 terminating the tenancy and evicting Tara Tanaka (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On June 2, 2026 the Tenant filed a motion to void order LTB-L-019440-26 because before the eviction order became enforceable, the Tenant paid the LTB the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-019440-26 was paid to the LTB before the eviction order became enforceable.
2. The Tenant's total payment to the LTB is at least \$4,335.08, the amount required to void order LTB-L-019440-26 if the payment was to be made on or before June 2, 2026.

It is ordered that:

1. The motion to void order LTB-L-019440-26 is granted.
2. Order LTB-L-019440-26 is void and cannot be enforced by the Landlord.
3. The amount of \$4,335.08 paid into the LTB by the Tenant shall be paid out to the Landlord.

June 3, 2026
Date Issued

Emily Robb
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.

When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party(ies) named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of this order.

The Landlord has until June 13, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by June 13, 2026 the LTB will schedule a hearing.