



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

File Number: LTB-L-105682-25-VO

In the matter of: 717, 4001 STEELES AVE W
NORTH YORK ON M3N2T8

Between: N.H.D. Developments Limited

Landlord

And

Behnan Marogi

Tenant

Behnan Marogi (the 'Tenant') filed a motion to set aside order LTB-L-105682-25 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 June 8, 2026.

The Landlord's legal representative Nicole Ruby attended the hearing. Marissa Shaw from the Toronto eviction prevention program ("EPIC") also attended the hearing.

As of 8:54 a.m., the Tenant was not present at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 \$9,092.85 to the Landlord and the LTB. 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.
3. The Tenant paid at least the amount required under subsection 74(11) to void the eviction order. Therefore, the Tenant's motion is granted.

It is ordered that:

1. Order LTB-L-105682-25 is void and cannot be enforced by the Landlord.
2. The amount of \$5,129.34 paid into the LTB by the Tenant shall be paid out to the Landlord.

June 15, 2026

Date Issued

Kyle McGraw

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.
- 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.