



**Order under Section 74(14)
and Direction Authorizing Payment-Out under Subsection 195(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-108047-25-VO

In the matter of: 1, 846 DUKE ST
CAMBRIDGE ON N3H3T9

Between: Adam 289 Colalillo Landlords
Lucas Colalillo

And

Dustin Blaskovich Tenant
a.k.a. Dustin Ritz

Dustin Blaskovich a.k.a. Dustin Ritz (the 'Tenant') filed a motion to set aside order LTB-L-108047-25 (issued March 27, 2026) 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 to void was heard by videoconference on June 9, 2026.

Only the Landlords' Agent, Beni Colallilo ('LLA'), attended the hearing. As of 1:32 pm when this matter was called forward, the Tenant was not present or represented 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. I confirm that no one for the Tenant appeared for the duration of the hearing block. As a result, the hearing proceeded with only the Landlords' evidence/submissions.

As a preliminary matter, LLA requested that the name of the Tenant be amended to include the Tenant's correct name and not just the alias which has been used by the Tenant to date. Specifically, LLA led exhibit LL#1 into evidence, which provides proof that the Tenant's name is Dustin Ritz—this is shown in respect of his truck license plate registration and to his *Local Driveway Sealing and Asphalt Repair* company. LLA requested that the name of Dustin Ritz be added to the title of proceedings. I was satisfied with the evidence that LLA had produced and I have added the name of Dustin Ritz as part of the full Tenant name in the title of proceedings above.

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. On behalf of the Landlords, LLA affirmed before me that the amount paid by the Tenant into the LTB on April 28, 2026 is sufficient to void the eviction order up to May 31, 2026.
3. More specifically, on the same day the Tenant filed this motion, the Tenant paid a total of \$10,986.00 to 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, and all other related administration fees the Landlord incurred including the filing fee for the original application and the cost paid to the Sheriff for enforcement of the eviction order. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. The motion to void order LTB-L-108047-25 is granted.
2. Order LTB-L-108047-25 is void and cannot be enforced by the Landlord.
3. The amount of \$10,986.00 paid into the LTB by the Tenant shall be paid out to the Landlord.

June 11, 2026
Date Issued

Alex Brkic
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.