



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

File Number: LTB-L-001400-26-VO

In the matter of: 603, 640 ROSELAWN AVE
TORONTO ON M5N1K9

Between: MERKUR PROPERTIES Landlord

And

WOLFF DAVID Tenant

WOLFF DAVID (the 'Tenant') filed a motion to set aside order LTB-L-001400-26 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 June 11, 2026. The Landlord's representative Reshma Nair, attended the hearing. The Tenant attended after the matter was heard and was informed of the decision.

The Landlord agrees the Tenant paid the amount required to void LTB-L-001400-26.

It is ordered that:

1. Order LTB-L-001400-26 is void and cannot be enforced by the Landlord.

June 19, 2026

Date Issued

Greg Joy
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.