



Order under Subsection 74(6) Residential Tenancies Act, 2006

Citation: Capreit Limited Partnership v Berete, 2026 ONLTB 47093

Date: 2026-06-12

File Number: LTB-L-101690-25-RV-VO

In the matter of: 105, 2525 LAKE SHORE BLVD W
TORONTO ON M8V1E5

Between:	Capreit Limited Partnership	Landlord
	And	
	Sire Berete	Tenants
	Jacintha Noel	

On June 5, 2026 the LTB issued order LTB-L-101690-25-RV terminating the tenancy and evicting Sire Berete and Jacintha Noel (the 'Tenants') because the Tenants failed to pay rent that the Tenants owe.

On June 12, 2026 the Tenants filed a motion to void order LTB-L-101690-25-RV because before the eviction order became enforceable, the Tenants paid Capreit Limited Partnership (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

1. The Tenants filed a declaration or affidavit stating that the full amount required to void order LTB-L-101690-25-RV was paid to the Landlord before the eviction order became enforceable.
2. The Tenants' total payment to the Landlord is at least \$10,516.32, the amount required to void order LTB-L-101690-25-RV if the payment was to be made on or before June 12, 2026.

It is ordered that:

1. The motion to void order LTB-L-101690-25-RV is granted.
2. Order LTB-L-101690-25-RV is void and cannot be enforced by the Landlord.

June 12, 2026
Date Issued

Karen Gonçalves
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.