



**Amended Order under Section 74(14)
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act**

File Number: LTB-L-065138-25-VO-AM

In the matter of: 3209, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

Ryan Dillane Tenant

This amended order is issued to correct a clerical error in the order dated June 4, 2026. The amendments are underlined for ease of reference.

Ryan Dillane (the 'Tenant') filed a motion to set aside order LTB-L-065138-25 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 2, 2026.

The Landlord's legal representative Charlie Bobrowsky and the Tenant attended 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 the Landlord 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 April 30, 2026, all NSF 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 sheriff enforcement fee of \$243.00 was paid prior to the hearing but has yet to clear the Landlord's account. Should the Tenant's payment not clear, the Tenant shall have until June 15, 2026 to make the payment to the Landlord.
4. On June 10, 2026, the Landlord filed a Request to Amend the order to consider section 74(15) and 74(17) of the Act. Pursuant to these sections, should the Tenant not pay the sheriff fee of \$243.00 the stay of the original order shall be lifted.

5. On June 11, 2026, a Member Direction was issued seeking clarity on the payment made from the Tenant to the Landlord. Specifically, the Tenant was to file proof of payment of the \$243.00 sheriff fee made to the Landlord on or before June 15, 2026. The Tenant failed to file any documentation with the Board confirming payment.

It is ordered that:

1. Order LTB-L-065138-25 is void and cannot be enforced by the Landlord if the terms set out in paragraphs 2 and 3 of this order are met.
2. The Tenant shall pay \$243.00 to the Board on or before June 22, 2026. This amount represents the non-refundable amount the Landlord paid to enforce the order.
3. If the Tenant pays the amount set out in paragraph 2 on or before June 22, 2026, then an employee of the Board will issue a notice acknowledging that the eviction order issued on October 9, 2025 is void.
4. If the Tenant does not make the required payment, then the stay of order LTB-L-065138-25 will cease to apply and the Landlord will be permitted to enforce the order. In that case, the Landlord may file the order with the sheriff and the sheriff may enforce the order.

June 4, 2026

Date Issued

Brett Lockwood

Member, Landlord and Tenant Board

June 16, 2026

Date Amended

Order Issued

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.