



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

File Number: LTB-L-069902-25-VO

In the matter of: 311, 190 CANTERBURY CRT
SARNIA ON N7T7P8

Between: CAPREIT Limited Partnership Landlord

And

Aaron Butler Tenant

On November 12, 2025 the LTB issued order LTB-L-069902-25 terminating the tenancy and evicting Aaron Butler (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On June 19, 2026 the Tenant filed a motion to void order LTB-L-069902-25 because before the eviction order became enforceable, the Tenant 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 Tenant filed a declaration or affidavit stating that the full amount required to void order LTB-L-069902-25 was paid to the Landlord before the eviction order became enforceable.
2. The Tenant's total payment to the Landlord is at least \$758.88, the amount required to void order LTB-L-069902-25 if the payment was to be made on or before November 23, 2025.

It is ordered that:

1. The motion to void order LTB-L-069902-25 is granted.
2. Order LTB-L-069902-25 is void and cannot be enforced by the Landlord.

June 19, 2026
Date Issued

Emily Robb
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.

The Landlord has until June 29, 2026 to file a motion with the LTB to set aside this order. If the Landlord files the motion by June 29, 2026 the LTB will schedule a hearing.