



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

File Number: LTB-L-098390-25-VO

In the matter of: 1515, 2969 KINGSWAY DR
KITCHENER ON N2C2H7

Between: Homestead Land Holdings Limited

Landlord

And

Nelson Larrota Vangegas
Maria Rojas

Tenants

Nelson Larrota Vangegas and Maria Rojas (the 'Tenants') filed a motion to set aside order LTB-L-098390-25 because, before the eviction order was enforced, the Tenants 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 17, 2026.

The Landlord's legal representative Crystal Sankey, the Tenant Nelson Larrota Vangegas and the Tenants' support person Juan Pablo Larrota Bernal attended the hearing.

Determinations:

1. The Tenants have not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenants filed this motion, the Tenants paid a total of \$11,002.00 to the Landlord. 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 June 30, 2026, all NSF and related administration fees the Landlord incurred and the filing fee for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

It is ordered that:

1. Order LTB-L-098390-25 is void and cannot be enforced by the Landlord.

June 26, 2026
Date Issued

Jeremy Henderson
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.