



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

File Number: SOL-18918-21-VO

In the matter of: 43, 196 CUSHMAN ROAD
ST CATHARINES ON L2M7C7

Between: Weinbrenner Place Inc Landlord

and

Luke Ward Tenant

On July 15, 2021 the Board issued order SOL-18918-21 terminating the tenancy and evicting Luke Ward (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On September 10, 2021 the Tenant filed a motion to void order SOL-18918-21 because before the eviction order became enforceable, the Tenant paid Weinbrenner Place Inc (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

The motion was heard by videoconference on November 26, 2021. Only the Landlord's representatives Peter Janowski and Angelo Butera attended the hearing.

Determinations:

1. The Tenant has made no payments to the Landlord since order SOL-118918-21 was issued in July 2021.
2. The Tenant has been heard bragging to other tenants that he is gaming the system.
3. I find the Tenant has not voided the order and the motion will be denied.

It is ordered that:

1. The motion to void order SOL-18918-21 is denied.
2. Order SOL-18918-21 continues in full force and effect and may be enforced by the Landlord.



Greg Joy
Member, Landlord and Tenant Board

November 30, 2021
Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.