



Tribunals Ontario

Landlord and Tenant Board

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

File Number: SWL-43938-20-VO

In the matter of: 4, 1833 WYANDOTTE STREET EAST
WINDSOR ON N8Y1E2

Between: Cetana Enterprises Inc. Landlord

and

Adrian Berlasty Tenant

On May 6, 2021 the Board issued order SWL-43938-20 terminating the tenancy and evicting Adrian Berlasty (the 'Tenant') because the Tenant failed to pay rent that the Tenant owes.

On May 28, 2021 the Tenant filed a motion to void order SWL-43938-20 because before the eviction order became enforceable, the Tenant paid Cetana Enterprises Inc. (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

Determinations:

The Tenant filed a declaration that the Tenant paid the full amount required to void order SWL-43938-20 to the Landlord before the eviction order became enforceable.

It is ordered that:

1. The motion to void order SWL-43938-20 is granted.
2. Order SWL-43938-20 is void and cannot be enforced by the Landlord.

June 4, 2021
Date Issued

Solape Ilori
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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

