



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

**Citation:** Manhattan Towers Apartments Ltd. v Varga, 2022 ONLTB 14516

**Date:** 2022-12-20

**File Number:** LTB-L-022454-22-VO

**In the matter of:** 302, 585 AVENUE RD  
TORONTO ON M4V2K5

**Between:** Manhattan Towers Apartments Ltd. Landlord

**And**

Etuska Varga and Helen Varga Tenants

On December 6, 2022 the LTB issued order LTB-L-022454-22 terminating the tenancy and evicting Etuska Varga and Helen Varga (the 'Tenants') because the Tenants failed to pay rent that the Tenant owes.

On December 14, 2022 the Tenant filed a motion to void order LTB-L-022454-22 because before the eviction order became enforceable, the Tenants paid 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 stating that the full amount required to void order LTB-L-022454-22 was paid to the Landlord before the eviction order became enforceable.

**It is ordered that:**

1. The motion to void order LTB-L-022454-22 is granted.
2. Order LTB-L-022454-22 is void and cannot be enforced by the Landlord.

**December 20, 2022**

**Date Issued**

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Robert Patchett

Vice Chair, 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.