



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

**Citation:** Wilstar Management Ltd. v Nadeau, 2022 ONLTB 12457

**Date:** 2022-11-16

**File Number:** LTB-L-019425-22-VO

**In the matter of:** 2008, 50 CORDOVA AVE  
ETOBICOKE ON M9A4X6

**Between:** Wilstar Management Ltd.

Landlord

**And**

Joan Nadeau

Tenant

On November 2, 2022 the Board issued order LTB-L-019425-22 terminating the tenancy and evicting Joan Nadeau (the 'Tenant') because he failed to pay rent that he owes. The said order was amended by order TNL-33007-21-AM issued November 8, 2022.

On November 14, 2022 the Tenant filed a motion to void order LTB-L-019425-22 because before the eviction order became enforceable, the Tenant paid Wilstar Management Ltd. (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

**Determinations:**

1. Based on the declaration that the Tenants filed with their voiding motion, I determined that between the hearing date and November 8, 2022, the Tenants paid \$6,400.00 to the Landlord before the eviction order became enforceable. This is in excess of the full amount required to void order LTB-L-019425-22 before the eviction order became enforceable.

**It is ordered that:**

1. The motion to void order LTB-L-019425-22 is granted.
2. Order LTB-L-019425-22 is void and cannot be enforced by the Landlord.

**November 16, 2022**  
**Date Issued**

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**Ian Speers**  
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.

Order Page 1 of 1