## MOTION TO VOID FOR PAYMENT

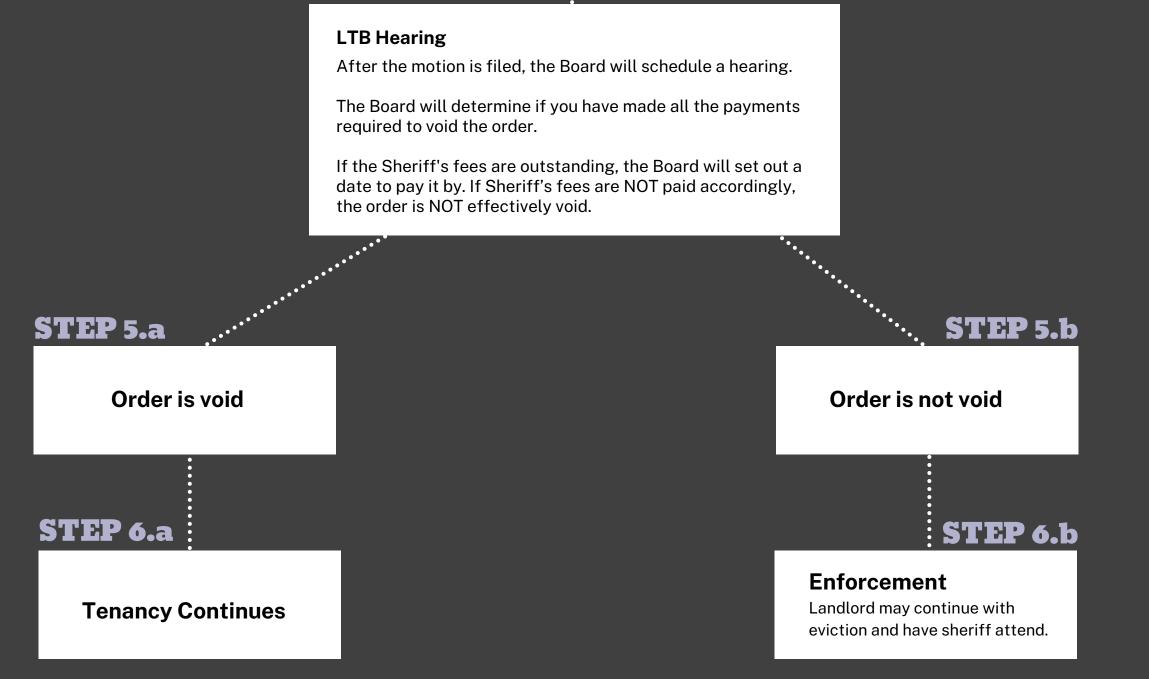
## **Under the Residential Tenancies Act, 2006**

## **STEP 2.b STEP 2.a Order void STEP 1 Tenant pays BEFORE order** If you pay the full amount owed by the . . . . . . . . . . . . . . . . . . becomes enforceable termination date, the order is void and the tenancy continues. **Tenant Receives LTB Order for Eviction Resulting from Rent Arrears STEP 3.a** You can void an eviction order for rent arrears by paying the amount owed to the landlord as stated ..... in the order. The order will indicate the date by **Tenant pays AFTER the date** which you have to pay the amount owed or move stated on the order, but **BEFORE** out. This is called a termination date (TD). the Sheriff changes the locks If the payment is made after the termination date but before the Sheriff changes the locks, you must file a Motion to Void for Payment and a Declaration with the LTB. STEP 3.b **Tenant Files Motion to Void for Payment & Declaration** The declaration that accompanies the motion must include details of the payment you made to void the eviction order. This includes: all rent arrears and filing fees per eviction order • any additional rent due per tenancy agreement after the order was issued • any amount for NSF cheques • administrative charges, if applicable.

The Sheriff's fees do not need to be paid at the time you filed the motion, but if your landlord has to pay for expenses incurred, the Board will determine the deadline for you to pay it back. If you do not pay by the deadline, the order will not be voided.

A Motion to Void for Payment can only be filed <u>once</u> during the period of the tenancy with the landlord for that rental unit.

## **STEP 4**



Get free legal advice regarding the Motion to Void for Payment and how to enforce your rights by contacting:



450 Frederick St. #101, Kitchener ON N2H 2P5 Phone: 519-743-0254 or Online Contact Form found at: www.wrcls.ca

