Landlord and Tenant Board
Ontario

Landlord's Motion to Set Aside an Order to Void

Form S3

File Number: ☐☐☐ - ☐☐☐☐☐ **- VO**

Between:

Landlord's Name:	**Tenant's Name:**
Address of the Rental Unit:	

I, _____, am asking that the Landlord and Tenant Board set aside order ☐☐☐ - ☐☐☐☐☐ **- VO**, dated _____. This order was issued because the tenant claimed that they paid the full amount required to void the eviction order for arrears of rent before the date that I could file the eviction order with the Court Enforcement Office (Sheriff).

I am filing this set aside motion for the following reasons:

Important Information

1. **You can file this set aside motion only if the order to void the eviction was issued <u>without</u> holding a hearing.** If the order to void was issued after a Board hearing on the tenant's motion, you **cannot** file this set aside motion. However, in this case, if you believe there is an error in the order to void, you can file a request to review with the Board.
2. You must file this set aside motion with the Landlord and Tenant Board no later than 10 days after the date of the order that voided the tenant's eviction. Once this motion is filed, the Board will issue a Notice of Hearing. You must give a copy of the set aside motion and the Notice of Hearing to the other party(ies) at least 48 hours before the time set for the hearing.
3. At the hearing, the Board will decide whether the eviction order based on arrears of rent is void, or is confirmed. Until that decision is made, the order voiding the eviction remains in effect.

Signature ☐ Landlord ☐ Agent

First Name

Last Name

Phone Number

(☐☐☐) ☐☐☐ ☐☐☐☐

Signature	Date (dd/mm/yyyy)

The Landlord and Tenant Board collects the personal information requested on this form under section 185 of the *Residential Tenancies Act, 2006.* This information will be used to determine applications under this Act. After an application is filed, all information may become available to the public. Any questions about this collection may be directed to a Customer Service Representative at **416-645-8080** or toll-free at **1-888-332-3234**.

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Delivery Method: ☐ In Person ☐ Mail ☐ Fax ☐ Courier ☐ Email F L ☐☐

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