



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-095058-25-SA

In the matter of: 1609, 300 ANTIBES DR
NORTH YORK ON M2R3N8

Between: Signet Group Inc. Landlord

And

Jannette Mirandilla Tenant

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jannette Mirandilla (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 19, 2025 with respect to application LTB-L-015068-25.

The Landlord's application was resolved by order LTB-L-095058-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095058-25.

This motion was heard by videoconference on January 7, 2026.

Only the Landlord's legal representative Matt Anderson attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. The Landlord's representative attended the hearing and informed the Board that the Landlord was not opposing the Tenant's motion. Specifically, the Tenant cleared the entire amount owing to November 30, 2025, clearing the arrears in LTB-L-015068-25. The Landlord no longer wishes to pursue the L4 application.

It is ordered that:

1. The motion to set aside Order LTB-L-095058-25, issued on November 17, 2025, is granted.
2. Order LTB-L-095058-25, issued on November 17, 2025, is set aside and cannot be enforced.

January 15, 2026

Date Issued

Brett Lockwood

Member, 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.