



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-084473-25

In the matter of: 4, 329 HOME STREET
STRATFORD ON N5A2A5

Between: SIGNET GROUP INC. Landlord

And

ALLEGRA HOARE Tenants
TY PFAFF

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ALLEGRA HOARE and TY PFAFF (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord's representative, Sean Beard, and the Tenants, Allegra Hoare and Ty Pfaff.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Determinations:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The lawful rent is \$1,864.04.
3. Based on the Monthly rent, the daily rent/compensation is \$61.28. This amount is calculated as follows: \$1,864.04 x 12, divided by 365 days.
4. The rent arrears owing to January 31, 2026 are \$1,681.01
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,864.04 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the balance of arrears owing.

7. Interest is owing on the deposit in the amount of \$46.61. A portion of this amount will be applied to the balance of arrears. The remaining portion is due to the Tenants.
8. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2026. The Tenants must move out of the rental unit on or before January 31, 2026.
2. The Landlord shall pay the Tenants **\$46.61** which represents interest on the deposit less the balance of arrears owing for the period ending January 31, 2026.
3. The Landlord shall pay the Tenants the full amount owing as set out in paragraph 2 on or before January 31, 2026.
4. If the unit is not vacated on or before January 31, 2026, the Tenants shall pay the Landlord compensation of \$61.28 per day for the use of the unit starting February 1, 2026 until the date the Tenants move out of the unit.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
6. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 13, 2026
Date Issued

Ryan Gacnik
Hearings Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.