



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084274-25

In the matter of: 2, 210 WYCHWOOD AVE  
YORK ON M6C2T3

Between: Signet Group Inc. Landlord

And

Denise Fitzsimons Tenant

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Fitzsimons (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 8, 2026. The following parties participated in the mediation: The Landlord's Representative, Matt Anderson, and the Tenant, Denise Fitzsimons.

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

### It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$11,504.76** which represents the arrears of rent (\$11,318.76) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due  | Amount of Payment |
|-------------------|-------------------|
| February 8, 2026  | \$5,000.00        |
| February 18, 2026 | \$1,080.00        |
| March 18, 2026    | \$1,080.00        |
| April 18, 2026    | \$1,080.00        |
| May 18, 2026      | \$1,080.00        |
| June 18, 2026     | \$1,080.00        |
| July 18, 2026     | \$1,104.76        |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1<sup>st</sup> day of each month, for the period **February 1, 2026, to July 1, 2026**, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **January 31, 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.