



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-084941-25

In the matter of: 11A, 80 ADELAIDE STREET
KITCHENER ON N2M2B6

Between: Signet Group Inc. Landlord

And

Efthala Grimani Tenant

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

This application was heard by videoconference on January 6, 2026.

The Landlord's legal representative Sean D. Beard and the Tenant attended the hearing.

1. The Tenant made a payment of \$4,772.75 into the LTB on December 30, 2025. While the Tenant was never directed to pay these arrears into the LTB, the payment is sufficient to cover all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025 and the filing fee.
2. As such, the Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

It is ordered that:

1. The Landlord's application is discontinued.
2. The funds paid in trust in LTB-L-084941-25 totalling \$4,772.75 plus accrued interest shall be paid out to the Landlord.

January 19, 2026
Date Issued

Jeremy Henderson
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.