



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

File Number: LTB-L-104328-25-SA

In the matter of: 1, 460 LEINSTER STREET
WOODSTOCK ON N4S7G3

Between: Signet Group Inc. Landlord

And

Brittney Park-Sawyer Tenants
Christopher Sawyer

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Brittney Park-Sawyer and Christopher Sawyer (the 'Tenants') and for an order to have the Tenant pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 31, 2025 with respect to application LTB-L-047125-25.

The Landlord's application was resolved by order LTB-L-104328-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-104328-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's Legal Representative Sean Beard and the Tenant Christopher Sawyer attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-104328-25, issued on December 11, 2025, is granted.
2. Order LTB-L-104328-25, issued on December 11, 2025, is set aside and cannot be enforced.
3. The Landlord's application under section 78 of the Act is dismissed.

4. The previous order issued on August 31, 2025 with respect to LTB-L-047125-25 is cancelled and replaced with the following:
5. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
6. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,076.00 if the payment is made on or before January 31, 2026.
7. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after January 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
8. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 31, 2026.**
9. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$113.36. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application minus the rent deposit (\$1,893.40) and interest owing on it (\$47.34).
10. The Tenants shall also pay the Landlord compensation of \$62.25 per day for the use of the unit starting January 15, 2026 until the date the Tenants move out of the unit.
11. If the Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 5.00% annually on the balance outstanding.
12. 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.
13. 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 22, 2026
Date Issued

John Cashmore
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.

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.