



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-066244-25-RV

In the matter of: 112, 140 KINGSTON RD
TORONTO ON M4L1S9

Between: Signet Group Inc. Landlord

And

Denise Barrett Tenant

Review Order

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

This application was resolved by order LTB-L-066244-25 issued on November 4, 2025 as a result of a hearing that took place on October 27, 2025.

On January 9, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 9, 2026 interim order LTB-L-066244-25-RV-IN was issued, staying the order issued on November 4, 2025.

This application was heard by videoconference on January 29, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Matt Anderson.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The request to review order LTB-L-066244-25 issued on November 4, 2025 is granted and replaced with the following order.
2. The interim order issued on January 9, 2026 is cancelled.
3. The arrears and costs owing to January 31, 2026 total \$11,524.00 which shall be paid by the Tenant to the Landlord as follows:
 - a) \$4,711.39 on or before April 30, 2026;

- b) \$557.54 on or before May 23, 2026;
 - c) \$5,000.00 on or before May 31, 2026;
 - d) \$557.54 on or before June 20, 2026;
 - e) \$557.53 on or before July 18, 2026; and
 - f) \$140.00 on or before July 31, 2026.
4. The Tenant shall pay to the Landlord the lawful monthly rent for February 2026 in the amount of \$2,240.00 as follows:
- a) \$278.77 on or before February 1, 2026;
 - b) \$557.54 on or before February 28, 2026
 - c) \$557.54 on or before March 28, 2026
 - d) \$557.54 on or before April 25, 2026
 - e) \$288.61 on or before April 30, 2026.
5. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of every month commencing March 2026 to July 2026 or until the arrears are paid in full.
6. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board 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.

February 3, 2026

Date Issued

Sonia Anwar-Ali

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.