



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

File Number: LTB-L-094642-25

In the matter of: 102, 2181 AVENUE RD
NORTH YORK ON M5M4B8

Between: Signet Group Inc. Landlord

And

Kezia Laird Tenants
Christian Papp

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kezia Laird and Christian Papp (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 29, 2026.

Before the start of the hearing the Landlord's legal representative Matt Anderson and the Tenant Kezia Laird, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$1,725.86. It is due on the 1st day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$56.74. This amount is calculated as follows: \$1,725.86 x 12, divided by 365 days.
3. The Tenants have paid \$3,298.34 to the Landlord since the application was filed.
4. The rent arrears owing to January 31, 2026, are \$1,160.15.
5. The Tenants shall pay the Landlord incurred costs of \$186.00 for filing the application.

6. The Landlord collected a rent deposit of \$1,349.35 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
7. Interest on the rent deposit, in the amount of \$35.99 is owing to the Tenants for the period from January 1, 2025, to January 29, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,072.01 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,797.87 if the payment is made on or before March 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. 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 March 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **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 March 15, 2026**
 5. As of the date of the agreement, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$119.59. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$56.74 per day for compensation for the use of the unit starting January 30, 2026 until the date the Tenants move out of the unit.
 6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before March 15, 2026, then starting March 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 March 16, 2026.

February 2, 2026

Date Issued

Diego Fernandez-Stoll

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 September 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$6,184.35
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,298.34
Total the Tenants must pay to continue the tenancy	\$3,072.01

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 15, 2026

Rent Owing To March 31, 2026	\$7,910.21
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,298.34
Total the Tenants must pay to continue the tenancy	\$4,797.87

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To January 29, 2026	\$5,026.22
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,298.34
Less the amount of the last month's rent deposit	- \$1,349.35
Less the amount of the interest on the last month's rent deposit	- \$35.99
Total amount owing to the Landlord	\$(119.59)
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$56.74 (per day)