



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098859-25

In the matter of: 207, 205 MORNINGSIDE AVE
SCARBOROUGH ON M1E3E2

Between: SIGNET GROUP INC. Landlord

And

WILLA MCMILLIAN Tenant

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict WILLA MCMILLIAN (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Signet Group Inc. (the 'Landlord') also applied for an order requiring Willa McMillian (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Signet Group Inc. (the 'Landlord') also applied for an order requiring Willa McMillian (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The application was heard by videoconference on February 24, 2026. The Landlord's legal representative Sean Beard, the Tenant's legal representative Janet Brakohiapa, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the amount of \$1,000.00, representing the Landlord's out-of-pocket expenses that are the result of the Tenant's conduct.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$200.00 on or before the 1st day of each month starting on March 1, 2026, and continuing each month until July 1, 2026.
3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 6, 2026
Date Issued

Sandra Sabourin
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.