



March 2, 2026

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

File Number: LTB-L-102863-25

In the matter of: 104, 550 WESTMOUNT ROAD
KITCHENER ON N2M5G5

Between: SIGNET GROUP INC. Landlord

And

SULEIMAN MOHD SALIH Tenants
SAFIYA MOHD ALI

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SULEIMAN MOHD SALIH and SAFIYA MOHD ALI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026.

The Landlords legal representative Sean Beard and the Tenant Suliman Mohd Salih attended on behalf of both tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster 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.

On Consent, it is ordered that:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,669.70. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$54.89. This amount is calculated as follows: \$1,669.70 x 12, divided by 365 days.

5. The Tenants have paid \$3,445.21 to the Landlord since the application was filed.
6. The Landlord collected a rent deposit of \$1,606.95 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
8. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - a. \$3,776.87 if the payment is made on or before March 13, 2026. See Schedule 1 for the calculation of the amount owing.
9. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 13, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
10. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 13, 2026.**
11. If the unit is not vacated on or before March 13, 2026, then starting March 14, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 14, 2026.

March 2, 2026
Date Issued

Jennifer Buckminster
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 14, 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 March 13, 2026

Rent Owing to March 31, 2026	\$7,036.08
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,445.21
Total the Tenant must pay to continue the tenancy	\$3,776.87

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

Rent Owing to Hearing Date	\$4,739.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,445.21
Less the amount of the last month's rent deposit	- \$1,606.95
Total amount owing to the Landlord	\$(126.57)
Plus, daily compensation owing for each day of occupation starting February 20, 2026, up until the day the Tenant moves out of the rental unit.	\$54.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	