



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

File Number: LTB-L-006449-26-SA

In the matter of: 809, 3967 LAWRENCE AVE E
SCARBOROUGH ON M1G1S2

Between: Signet Group Inc. Landlord

And

Melissa Roberts Tenant

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Roberts (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on June 27, 2025 with respect to application LTB-L-033119-25.

The Landlord's application was resolved by order LTB-L-006449-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006449-26.

This motion was heard by videoconference on March 12, 2026. The Landlord's representative Matt Anderson, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on March 4, 2026. The Tenant requested additional time to clean the unit before returning the keys to the Landlord.
2. Considering the time the Tenant has had to prepare the unit, the fact that the motion was filed more than one month ago, and the fact the Landlord deserves vacant possession, I find a further delay is unreasonable.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-006449-26.

It is ordered that:

1. The motion to set aside Order LTB-L-006449-26, issued on January 27, 2026, is denied.
2. The stay of order LTB-L-006449-26 is lifted immediately.

3. Order LTB-L-006449-26 is unchanged.

March 13, 2026

Date Issued

Greg Joy

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.