



Order under Section 69 Residential Tenancies Act, 2006

Citation: SIGNET GROUP INC. v SKIDGMORE, 2026 ONLTB 23728

Date: 2026-03-19

File Number: LTB-L-002028-26

In the matter of: 3, 434 LEINSTER STREET
WOODSTOCK ON N4S7G3

Between: Signet Group Inc. Landlord

And

Tracy Skidmore Tenant

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

This application was heard by videoconference on March 16, 2026.

The Landlord representative, Sean Beard and the Tenant, Tracy Skidmore, attended the hearing.

Determinations:

1. The Landlord served the Tenant 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant testified that she vacated the rental unit on February 28, 2026, and returned the keys to "Scott" the residential complex superintendent.
4. The Landlord's Representative attempted to verify this information with the Landlord but could not prior to the hearing and did not contest the Tenant's testimony.
5. Based on the Tenant's uncontested evidence, I am satisfied the Tenant vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
6. The lawful rent is \$1,824.00. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to February 28, 2026, are \$5,247.00.

9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,749.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$5.94, is owing to the Tenant for the period from January 1, 2026, to February 28, 2026.
12. The Tenant was seeking a payment plan, however since the tenancy has terminated, I no longer have the discretion to authorize a payment plan under section 83(1) and 204 of the *Residential Tenancies Act*, 2006 (the 'Act').
13. However, subsection 207(7) of the Act provides: "the Board may set a date on which payment of money ordered by the Board must be made and interest shall accrue on money owing only after that date at the post-judgment interest rate . . .". (emphasis added).
14. The Tenant testified that she has just started a new job and had been in a bad position and intends to pay the arrears and just needs to work out a payment plan with the Landlord.
15. Based on the testimony of the Tenant, I find it fair to delay the interest until April 30, 2026, to allow the Tenant some time to either pay the arrears or negotiate a payment plan with the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,678.06. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Nicole Pedron
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5,247.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,749.00
Less the amount of the interest on the last month's rent deposit	- \$5.94
Total amount owing to the Landlord	\$3,678.06