



March 25, 2026

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

File Number: LTB-L-008333-26

In the matter of: 7, 2177 AVENUE RD
NORTH YORK ON M5M4B7

Between: Signet Group Inc. Landlord

And

Lucas Grant Tenants
Yukako Ishikawa

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lucas Grant and Yukako Ishikawa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlords Legal representative Matt Anderson and the Tenant Lucas Grant 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.

It is ordered on consent that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,700.08. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: $\$1,700.08 \times 12$, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$1,654.85 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 void 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. \$6,986.32 if the payment is made on or before April 24, 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 April 24, 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 do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 24, 2026.**
11. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$2,825.55. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
12. The Tenants shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting March 17, 2026, until the date the Tenant moves out of the unit.
13. If the Tenants do not pay the Landlord the full amount owing on or before April 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026, at 4.00% annually on the balance outstanding.
14. If the unit is not vacated on or before April 24, 2026, then starting April 25, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
15. 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 April 25, 2026.

March 25, 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 October 25, 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 April 24, 2026

Rent Owing to April 30, 2026	\$6,800.32
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$6,986.32

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

Rent Owing to Hearing Date	\$4,294.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,654.85
Total amount owing to the Landlord	\$2,825.55
Plus, daily compensation owing for each day of occupation starting March 17, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	