



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005279-26

In the matter of: 415, 5600 SHEPPARD AVE E
SCARBOROUGH ON M1B2L4

Between: Signet Group Inc. Landlord

And

Michelle Fontanilla Tenant

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

The application was scheduled to be heard on April 1, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Matt Anderson, and the Tenant, Michelle Fontanilla, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,410.94. This amount represents \$8,224.94 for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 15, 2026	\$500.00
May 29, 2026	\$500.00
June 12, 2026	\$500.00
June 26, 2026	\$500.00
July 10, 2026	\$500.00
July 24, 2026	\$500.00

August 7,2026	\$500.00
August 21,2026	\$500.00
September 4,2026	\$500.00
September 18,2026	\$500.00
October 2,2026	\$500.00
October 16,2026	\$500.00
October 30,2026	\$500.00
November 13,2026	\$500.00
November 27,2026	\$500.00
December 11,2026	\$500.00
December 25,2026	\$410.94

3. The Tenant shall pay the lawful rent in April on or before April 17, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of May 1,2026 to December 1,2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31,2026.

April 7, 2026
Date Issued

Maryam Cooper
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.