



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-060407-25-RV

In the matter of: 112, 7411 YONGE STREET
THORNHILL ON L3T2B5

Between: Signet Group Inc. Landlord

And

Christiane Kubat Tenant

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

The application was resolved by order LTB-L-060407-25 issued on October 2, 2025.

On October 20, 2025 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 27, 2025 interim order LTB-L-060407-25-RV-IN was issued, staying the order issued on October 2, 2025.

The request to review was heard on November 19, 2025, and was granted by interim review order LTB-L-060407-25-RV-IN2 issued on February 12, 2026. The Landlord's application was directed to be heard *de novo*.

The application was heard *de novo* on May 13, 2026.

The Landlord's legal representative, Howard Levinson, the Tenant, and the Tenant's legal representative, Ying Ngai Yu, attended the hearing.

The parties before the LTB consented to the following order:

Determinations:

Preliminary Issues

1. Christa Kubat is removed as a party to the application.

2. The application is amended to correct the spelling of the Tenant's first name to "Christiane".

Merits of the Application

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,069.53. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$68.04. This amount is calculated as follows: $\$2,069.53 \times 12$, divided by 365 days.
7. The rent arrears owing to May 31, 2026 are \$24,444.68.
8. The Landlord collected a rent deposit of \$2,019.06 from the Tenant 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.
9. Interest on the rent deposit, in the amount of \$65.93 is owing to the Tenant for the period from January 1, 2025 to May 13, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$24,444.68 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$26,514.21 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$28,583.74 if the payment is made on or before July 15, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant 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 July 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$21,174.68. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$68.04 per day for the use of the unit starting May 14, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 July 16, 2026.

May 21, 2026
Date Issued

Mark Melchers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 16, 2027 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$24,444.68
Total the Tenant must pay to continue the tenancy	\$24,444.68

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$26,514.21
Total the Tenant must pay to continue the tenancy	\$26,514.21

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 15, 2026

Rent Owing To July 31, 2026	\$28,583.74
Total the Tenant must pay to continue the tenancy	\$28,583.74

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$23,259.67
Less the amount of the last month's rent deposit	- \$2,019.06
Less the amount of the interest on the last month's rent deposit	- \$65.93
Total amount owing to the Landlord	\$21,174.68
Plus daily compensation owing for each day of occupation starting May 14, 2026	\$68.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	