



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

Citation: SIGNET GROUP INC. v MAHONY, 2026 ONLTB 43477

Date: 2026-06-05

File Number: LTB-L-021530-26

In the matter of: 911, 27 VANIER DR
GUELPH ON N1G2L1

Between: SIGNET GROUP INC. Landlord

And

PAUL MAHONY Tenant

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict PAUL MAHONY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026.

The Landlord's legal representative Sean Beard, the Tenant and his wife attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,836.13. It is due on the 1st day of each month.
4. The Tenant has paid \$1,836.13 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026 are \$5,067.40.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$5,253.40.

8. The Landlord seeks a standard order for rent arrears and eviction submitting that currently there is insufficient income for consideration of a reasonable payment plan.
9. The Tenant submitted that they do not have sufficient household income from Canada Pension Plan (CPP) and Old Age Security OAS. Their total monthly income being approximately \$3,000.00. They are seeking assistance to better understand budgeting going forward.
10. On review of their reoccurring expenses inclusive of a high interest loan, the Tenants monthly expenses total approximately \$3,436.00. This includes groceries, prescription expenses, utilities, transportation, loan payment and rent. The current shortfall between expenses and income is approximately \$436.00 per month.
11. The Tenants submitted that they wish to preserve their tenancy and have found a roommate that will be assisting with rent in the amount of \$600.00, renting their second bedroom commencing on July 1, 2026.

Relief from eviction

12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
13. In arriving at my determination, I have considered that the Tenants will soon be supported financially through securing a roommate. That if they budget accordingly, they should have enough income to support the payments of rent and repay the rent arrears as accrued to May 31, 2026. Should they not be able to maintain the payments as outlined below, the Landlord may 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.
14. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,253.40 for arrears of rent up to May 31, 2026 and costs.
2. If not already paid, the Tenant shall pay to the Landlord rent due on June 1, 2026 on or before June 20, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before July 15, 2026;

- \$350.00 on or before August 15, 2026;
 - \$350.00 on or before September 15, 2026;
 - \$350.00 on or before October 15, 2026;
 - \$350.00 on or before November 15, 2026;
 - \$350.00 on or before December 15, 2026;
 - \$350.00 on or before January 15, 2027;
 - \$350.00 on or before February 15, 2027;
 - \$350.00 on or before March 15, 2027;
 - \$350.00 on or before April 15, 2027;
 - \$350.00 on or before May 15, 2027;
 - \$350.00 on or before June 15, 2027;
 - \$350.00 on or before July 15, 2027;
 - \$350.00 on or before August 15, 2027; and
 - \$203.40 on or before September 15, 2027.
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 July 2026 to September 2027, 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 as outlined in paragraphs 2 and 3, 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 May 31, 2026.

June 5, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.