



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

File Number: LTB-L-016992-26

In the matter of: 703, 250 ROEHAMPTON AVE
TORONTO ON M4P1R9

Between: Signet Group Inc. Landlord

And

Ryan McMenamin Tenant

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

This application was scheduled to be heard by videoconference on April 7, 2026. Instead, the Landlord's Legal Representative, Matt Anderson, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The application is amended to remove the Tenant, Michael Wiles.
2. The Landlord served the Tenant with a 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,837.24. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$60.40. This amount is calculated as follows: $\$1,837.24 \times 12$, divided by 365 days.
6. The rent arrears owing to April 30, 2026 are \$3,706.15.
7. The Landlord incurred costs of \$186.00 for filing the application and has agreed to reimbursement of half those costs.

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:**
 - \$3,799.15 if the payment is made on or before April 30, 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 April 30, 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 April 30, 2026.**
5. The Tenant shall also pay the Landlord compensation of \$60.40 per day for the use of the unit starting April 8, 2026 until the date the Tenant moves out of the unit.
6. 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.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 1, 2026.

June 15, 2026

Date Issued

Shadiyah Stoute

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 November 1, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing to April 30, 2026	\$3,706.15
Application Filing Fee	\$93.00
Total the Tenant must pay to continue the tenancy	\$3,799.15