



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081801-25

In the matter of: 202, 148 CONCESSION ST E
TILLSONBURG ON N4G1N5

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

Robbie McKiernan Tenants
Megan Knickle

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Robbie McKiernan and Megan Knickle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 9, 2025.

Only the Landlord's Representative, Trevor Scheib, attended the hearing.

As of 9:41 a.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 31, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,038.40. It was due on the 1st day of each month.

5. The Tenants had paid \$550.00 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2025, are \$1,526.80.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenants which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of October 31, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$1,762.80. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 16, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 17, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026

Date Issued

Christopher Lin

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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$2,076.80
Application Filing Fee	\$186.00
NSF Charges	\$50.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$550.00
Total amount owing to the Landlord	\$1,762.80