



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

**File Number:** LTB-L-079352-25

**In the matter of:** 105, 325 BELSYDE AVE E  
FERGUS ON N1M2Y2

**Between:** SKYLINE REAL ESTATE HOLDINGS INC

Landlord

**And**

Jason Opperman  
Sarah Corstorphine

Tenant

SKYLINE REAL ESTATE HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Opperman and Sarah Corstorphine (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on December 2, 2025, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Trevor Scheib and the Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay the Landlord \$9,573.05, which includes:
  - o \$9,387.05 for arrears owing up to December 31, 2025.
  - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

| AMOUNT DUE | DUE DATE                                                                                 |
|------------|------------------------------------------------------------------------------------------|
| \$1,000.00 | On or before the 15th day of each month for 9 months from January 2026 to September 2026 |
| \$573.05   | On or before October 15, 2026                                                            |

3. The Tenants shall also pay the Landlord the full rent on or before the 1st day of each month for the period from January 2026 up to and including October 2026 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
  - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

**January 5, 2026**  
**Date Issued**

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Roxanne Theriault  
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.