



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

**File Number:** LTB-L-087672-25

**In the matter of:** 315, 4619 PORTAGE RD  
NIAGARA FALLS ON L2E 6A9

**Between:** Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

**And**

Cecil Strickland Tenants  
Patricia Korte

The parties agreed to add Patricia Korte as a Tenant to this application.

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Cecil Strickland and Patricia Korte (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 scheduled for a merits hearing, via video conference, on January 8, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Trevor Scheib, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**On consent of the parties, it is ordered that:**

1. The Tenants shall pay to the Landlord \$4 025.14, representing the rent arrears up to and including January 31, 2026 and the \$186.00 application filing fee and \$25.00 for an NSF fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:

- a. Commencing February 1, 2026, the Tenants shall pay the monthly rent on or before the first (1<sup>st</sup>) day of each and every month until the amount owing is paid in full.
  - b. \$1 843.88 on or before January 20, 2026;
  - c. Commencing February 14, 2026, the Tenants shall pay \$250.00 on or before the fourteenth (14<sup>th</sup>) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before October 14, 2026 and will be in the amount of \$181.26.
3. If the Tenants fail to make any one of the payments in accordance with this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

**January 12, 2026**  
**Date Issued**

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Susan Parsons

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.