



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

File Number: LTB-L-086431-25

In the matter of: 102, 1420 HURON ST
LONDON ON N5V 2E5

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

and

Mynah Delvo Tenants
Neljean Cababaros

Skyline Living Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Mynah Delvo and Neljean Cababaros (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Trevor Schieb and the Tenants participated in the mediation. The Tenants did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The current rent increased to \$1,441.18 on October 1, 2025. It is due on the 1st day of each month.

- 2) The Tenants have paid \$1,459.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$9,546.08.
- 4) The Landlord is entitled to \$170.00 to reimburse the Landlord for \$140.00 in administration charges and \$30.00 for bank fees the Landlord incurred as a result of 7 cheques given by or on behalf of the Tenants which were returned NSF.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Tenants indicate that \$1,441.18 was paid to the Landlord on January 1, 2026, but the Landlord's Representative was unable to confirm receipt of this payment as of the date of the mediation.
- 7) The Landlord has a pending L5 Application with the LTB for a Rent Increase Above the Guideline (AGI) amount. However, this L1 application requests payment of the current, lawful rent arrears only.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$9,902.08. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 15, 2026	\$1,441.18
February 28, 2026	\$550.00
March 28, 2026	\$550.00
April 28, 2026	\$550.00
April 30, 2026	\$1,500.00
May 28, 2026	\$550.00
June 28, 2026	\$550.00
July 28, 2026	\$550.00

Date Payment Due	Amount of Payment
(continued)	(continued)
August 28, 2026	\$550.00
September 28, 2026	\$550.00
October 28, 2026	\$550.00
November 28, 2026	\$550.00
December 28, 2026	\$550.00
January 28, 2027	\$550.00
February 28, 2027	\$360.90

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach 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.

5. This order on consent is in full and final settlement of this application.

January 12, 2026
Date Issued

Denise Hannivan
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.