



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

**File Number:** LTB-L-095688-25

**In the matter of:** 314, 11917 TECUMSEH RD E  
TECUMSEH ON N8N 3J3

**Between:** SKYLINE REAL ESTATE HOLDINGS INC., Landlord  
C/O SKYLINE LIVING

**And**

Denys Yanchuk Tenants  
Oksana Yanchuk

SKYLINE REAL ESTATE HOLDINGS INC., C/O SKYLINE LIVING (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Denys Yanchuk and Oksana Yanchuk (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on January 21, 2026 via video teleconference on VC line 121. The Landlord's Legal Representative Trevor Scheib attended. The Tenant Denys Yanchuk attended and was self-represented. Oksana Yanchuk the other Tenant in this matter was not in attendance, however Denys Yanchuk confirmed that he had authority to reach an agreement on behalf of Oksana Yanchuk.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

**On consent, it is ordered that:**

1. The total sum of arrears owing up to and including January 31, 2026 as of today's date of January 21, 2026 is \$5,042.15 which includes the application filing fee of \$186.00 and an NSF charge of \$75.00.
2. The Tenants shall pay the total sum of arrears of \$5,042.15 as noted in paragraph 1 according to the date and amount of each payment as follows:
  - a) On or before February 1, 2026 and on or before the 1<sup>st</sup> (first) day of each consecutive month thereafter for the next 1 month (2 months total including the start date) up to and including March 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay lawful monthly rent on time and in full.

- b) On or before March 31, 2026 the full sum of arrears of \$5,042.15.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after January 31, 2026.

**January 29, 2026**  
**Date Issued**

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Chris Jackson  
Hearing 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.