



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

File Number: LTB-L-094237-25

In the matter of: Unit 305, 8675 MCHUGH ST
WINDSOR ON N8S0B5

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

And

Araceli Ramirez Tenants
Dorian Prado-Chavez

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Araceli Ramirez and Dorian Prado-Chavez (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 January 19, 2026.

The Landlord's Representative, Trevor Scheib, and the Tenant, Dorian Prado-Chavez, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$5,644.70**. This amount represents \$5,458.70 for arrears of rent up to **January 31, 2026**, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 21, 2026	\$400.00
March 21, 2026	\$400.00
April 21, 2026	\$606.00
May 21, 2026	\$606.00

June 21, 2026	\$606.00
July 21, 2026	\$606.00
August 21, 2026	\$606.00
September 21, 2026	\$606.00
October 21, 2026	\$606.00
November 21, 2026	\$602.70

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to November 1, 2026, 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**.

January 29, 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.